

Book-No. 7.

# HOUSES & COTTAGES



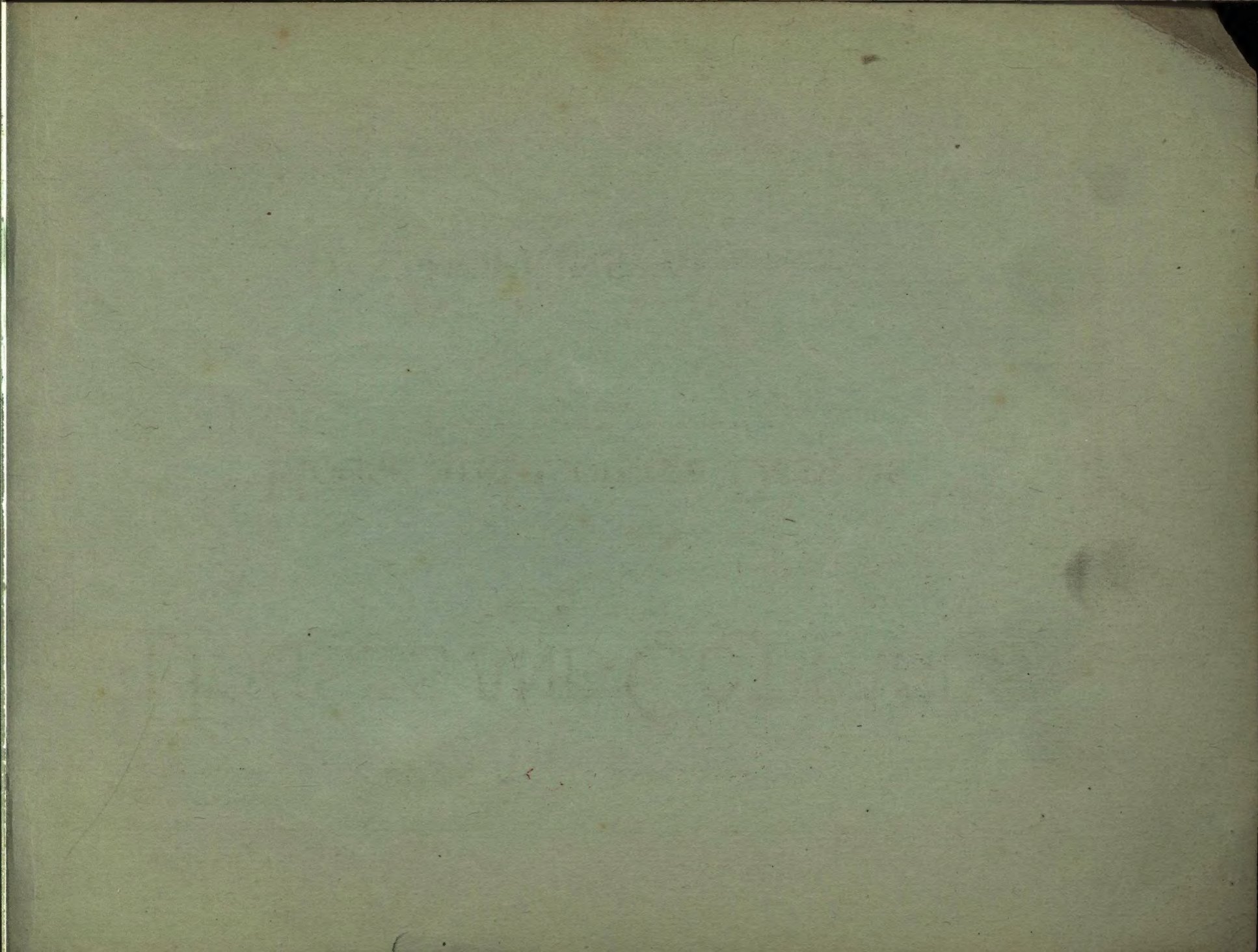
AUTHOR  
OF  
COTTAGE  
DOCTORS

DESIGNED AND  
PUBLISHED BY



D. S. HOPKINS.  
ARCHITECT  
GRAND RAPIDS  
MICH.







175  
BOOK NO. 7.—SIXTH EDITION.

# HOUSES AND COTTAGES



A COLLECTION OF

## House and Cottage Designs

CONTAINING 43 DESIGNS, COSTING FROM  
\$1,600 to \$2,500.

DESIGNED AND PUBLISHED BY

D. S. HOPKINS, ARCHITECT,  
GRAND RAPIDS, MICHIGAN.

Author of "Cottage Portfolio" and First, Second, Third and  
Fourth Editions of "Houses and Cottages."

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D. S. HOPKINS, Architect

**NOTE:** Remember, in purchasing designs you are paying for the idea or thoughts and study of the Architect expressed in lines and words, practically shaped to work from, and when once used, is again the property of the architect, and should be returned to him.

TCA T  
1903  
Hopkins

ocn 712673457  
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## What My Six Books Contain.

To the Building Public:—

The popularity and demand for my published designs call for another edition of Book 7. I have a large variety of styles and costs, classified into six books, including 104 new designs, never published before. Book 6 contains 58 designs, ranging from \$150 up to \$1,500 and includes all styles and manner of plans, all practical and of the latest style of enclosure. The study has been to produce good looks by good proportions and plain, tasty details. No sawed work, ginger bread styles, but all substantial and lasting. Book 7 contains 43 designs, costing from \$1,600 up to \$2,500. All styles imaginable. All practical and tasty. Book 8 contains 45 designs, costing from \$2,600 to \$3,500; all modern in plan and arrangements. Quite a number of double tenements

shown in this book. Book 9 contains 20 designs of dwellings, costing from \$3,600 to \$10,000, and 12 designs of stables, ranging from \$150 up to \$1,500. Book 10 contains 37 designs of cottages, 15 of them are one story, ranging in cost from \$450 to \$2,000. Other designs are mostly of medium cost, about \$2,000. Book 12, new, contains 50 designs, is up to date in new things, containing 43 designs, from \$1,600 to \$8,000, mostly half-tone perspectives. In these books will be found the greatest variety and styles of plans published. Price, \$1.00 for any single book; any two books, \$1.50; all four, \$2.00; all six, \$3.00; postage prepaid. Any party purchasing books and ordering plans from same, will be credited with cost of same on said plans.



## The Benefit of Procuring Plans, Working Details, Etc.

WITH proper plans it is an easy matter to build a satisfactory house, and if the architect furnishes such, he will repay the amount of his fees many times in the sense of security given the client as well as the builders, as both will know just what is to be done before commencing, and the owner will receive what he pays for.

All drawings must be plain and explicit on all points involved in the construction, and with the full and complete specifications combined, would protect the owner's and builder's interests alike. Many builders have the idea that plans are only for the owner's interest. This is a great mistake. To the honest builder plans and specifications are of the utmost importance, and are his safeguard oftentimes, regarding his reputation, etc.

Only One Right Way to Build. And first when about to build study up ideas and take plenty of time to satisfy yourself of your wants, requirements, etc., and then when you get your plans, have them right, just as you wish the house to be built. The exterior part you have to leave largely to the architect, as that is what he is for—to clothe up and dress the building suitably and in good taste, and at

the same time substantially. Avoid those freaky styles; best to depend upon good proportions and pleasing roof lines, and particularly upon the proper coloring in painting or staining of the building. The plans in these books can all be changed or modified to suit, and patrons will be assisted cheerfully in making any selections, and pencil sketches, etc., will be sent back and forth until the client is fully satisfied, when the orders are properly placed, as under head of "How to Order Plans." It is not the intention to confine patrons to these plans in any respect and charge for every slight change.

See, regarding changes in plans, page 6.

Competition is the best and only way to get the best figures, and is only possible when you have complete plans, details and specifications, from which all can figure alike.

No Plans are kept in stock, except the original office copies, and from one to three days or a week is required, from the time of receiving the final order, to get out the full plans. But if time is limited, the foundation plan can be prepared at once and forwarded so work can be commenced.



## Prices for Plans.

**I**F YOU find a design in this book that pleases you as it is, the price given on page 9 is for full plans, full size details, and complete specifications, and (if design is unchanged), a bill of materials is furnished, all very full and complete, so any ordinary carpenter or builder will have no trouble in going ahead and completing the work, and in case you do not find just what you want, write me what changes you desire made, first placing your order and complying with conditions given on next page (How to Order Plans, etc.), and I will scale up a plan with changes and send to you for approval. Plans reversed when necessary to give the building the right frontage, free of cost. For new plans or those changed, I do not furnish bill of material unless so understood in giving price for the work, but will have to make an additional charge of from \$5 to \$10, according to size of house for same.

## New or Special Work.

**I**F YOU desire to build from some special floor plans of your own ideas, determine about what you want your house to cost, and send me a rough sketch (no matter how rudely drawn) giving about size of rooms and any other particulars you desire carried out, size of lot and points of compass, and adjoining surroundings, and I will make a one-fourth inch scale drawing from same, making such changes and improvements as I think advisable and practical, and will

also give an approximate estimate of cost as near as possible and return to you, giving what my charges would be for complete working drawings, specifications, etc. For these sketches, etc., I make no charge, but I would hope and expect your order for the full plans if my sketches are satisfactory. When upon placing the order I would submit sketches for the elevation of exteriors for your approval, until satisfied, if desired.

## The Plans.

**T**HE elevation of at least three sides of the building, and necessary floor plans and foundation plan, are drawn to a scale of one-fourth inch to one foot upon tracing cloth, all neatly bound up in a neat water-proof cover. The roof and frame plan gives all sides of building, showing pitch of roofs, height of studding and stories, and all materials pertaining to framing the frame properly.

The exterior details are all drawn full size, that will go on paper 36 inches wide and 7 feet long. All interior details are full size or large scale drawings. Doors and stairs are all given in full size and scale details.

Knowing as I do that my working drawings when they leave the office, go out of reach of my personal supervision, I have taken especial pains to make everything very plain and easily understood by the builders. Every exterior detail that goes from the office is full size and drawn by hand (not printed.)



The specifications are very full and complete, giving all minute instructions, how to do all work, and the size and kind of materials, kind and size of nails to use for certain places, quality of material, glass, hardware, plumbing, tinning, colors for painting, with color cards, in fact, all and every particular concerning constructing the building complete. Rules governing contractor, if let by contract, and bill of material with all unchanged original designs, also a set of blank builder's contracts ready for filling out.

### How to Order Plans.

IN ordering plans please give the number of design, and particularly number of floor plans where more than one is given. If design requires no changes, enclose with the order at least one-fourth of the price, but if design requires changing exteriorly in any way, enclose on-half of the price of the full plans as a guarantee of good faith, the remainder when the plans are completed, which will be sent C. O. D. with privilege of examination at express office, the consignee to pay return charges. If full price of plans is sent with the order or before plans are completed, the plans will be sent express charges prepaid.

The above terms do not apply to the Blue Print Plans; orders for these plans must be accompanied with the full price, the consignee to pay express charges. Make all remittance by draft, express or money order, payable to my order.

### Regarding Changes in Plans.

Changes required in any of my plans will be charged for according to the amount of work required, which will be subject to correspondence, namely, \$5.00 to \$10.00 for almost any change. I can make any interior change, such as changing doors, chimneys or partitions; any change not disturbing the exterior I will make on plans free of cost when desired.

Most persons not familiar with the work of an architect seem to think that slight changes in a plan will cause no trouble; such as making a room one foot wider, or a story one foot higher, which, if such changes are carried throughout the plan, would necessitate the redrawing of all the plans and elevations, requiring much time and new material.

### Very Particular.

I desire patrons to be very particular about informing me regarding the plumbing (if wanted included), also sewerage, gas, water supply, cesspool, door hardware, kinds of woods for finish for different rooms, stone or brick foundations; how much cellar, furnace, water or steam heat, shingle, slate or metal roof, and any particular matter not usual about such building, also if plans require reversing.



## Regarding Estimates.

AS IT IS impossible to make estimates that will hold good in all parts of the country where prices of material and labor vary so much and facilities for getting mill work done are not good, in consequence home prices have been used, as given below. The lowest estimate given is based upon these figures, and for the higher estimate 25 to 30 per cent. has been added, which will be sufficient for almost any locality where material and labor are not too high.

### PRICES AS USED FOR ESTIMATING.

Excavation, per yard.....	\$ 0 20
Stone foundation put in complete per perch (28 cubic feet) .....	2 50
Brick laid in wall, per M.....	12 00
Plastering, two coats, per yard.....	25
Frame lumber, per M, Hemlock, No. 1 .....	16 00
Flooring, ready to lay, per M.....	20 00
Siding, second clear, 4-inch, ready to lay, per M.....	20 00
Sheathing and roofing, per M.....	16 00
Pine shingles, per M, best 16-inch sawed.....	3 50
Slate, best laid per square (100 feet).....	8 50
Finishing lumber, pine, per M.....	35 00 to 45 00
Painting, per yard, each coat.....	06
Carpenter's wages, per day, 9 hours.....	2 70
Mason's wages, per day, 8 hours.....	4 50
Laborer's wages, per day.....	1 75
Hardwood finish (with hardwood doors extra over pine), per room, about.....	30 00

### INCLUDED IN THE ESTIMATES.

For small cottages with brick foundation, 9-inch walls are used; for larger houses, 12-inch walls; where stone is used for foundation, 16-inch walls for small and 18-inch walls for larger wood residences; for brick dwellings heavier walls are used in proportion to size, etc. In nearly every case the walls show 2 feet 6 inches above grade or finish. Dressed or matched sheathing with waterproof building paper under weather boarding and exterior finish is included in all estimates. Roofs to be boarded tight for slate and paper lined under, and open roofing for shingles, no paper.



Brick work for chimneys, good, even colored hard burned brick for ordinary work; others good pressed brick. All outside doors  $1\frac{3}{4}$  inches thick, and all glass double strength, gutters and conductors. For ordinary cheap work, galvanized iron conductors; for the better grade of work, all tin AA American sheet. Good quality of hardware; heavy tin work. Porch floors,  $\frac{3}{8}$  inch by 4 inches, paint joints. A cistern is included, also cement bottom and banks in all cellars. No mantels, hearths, grates or heating, papering of walls or finishing of attic are included in estimates. If plumbing is estimated, description of designs will mention it. Exterior throughout has three coats of paint, or stain; interior wood work finished in natural wood, stained or painted.

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## The Modifications.

THESE are suggestions showing some of the many changes that could be made if desired on each design.

Always bear in mind that any change that requires new drawings will be charged extra for in proportion to time re-

quired in making same. The estimated cost does not include any of these modifications.

Prices of various fixtures, etc., which will assist patrons to determine the extra cost of changes. Supposing water and sewerage to be within 25 to 30 feet of the house. To connect with water main and carry to sink in lead pipes with sill cock for lawn sprinkling \$20 to \$25, and in connection provide 30 gallon galvanized iron boiler and bath room with wash-out tank water closet, wash bowl with hot and cold water, and 10 ounce copper lined bath tub with hot and cold water, all complete with neat nickel fixtures, if not over 30 feet from range or stove, \$115. Without boiler or hot water, \$80. Gas piping from \$10 to \$25. Hot air furnace from \$100 to \$250. Steam, \$300 to \$500; hot water, \$400 to \$800, as a basis, double the price for hot water over steam ordinarily; double price of furnace for steam. Mantels, grates and tile hearths cost from \$25 up. A neat design with over mantel and bevel glass mirror costs from \$50 to \$75, in all ordinary natural wood finish. Cesspools cost from \$10 to \$25. Bay windows and small porches from \$40 to \$75. Seventy-five barrel cistern, brick lined and arched, \$25 to \$30.



# ..PRICE LIST..

—OF—

**FULL PLANS, FULL SIZE DETAILS AND SPECIFICATIONS** FOR ALL THE DESIGNS  
IN THIS BOOK.

**PLANS, AND HOW TO ORDER THEM (See page 6.)**

DESIGN NO.	PRICE	DESIGN NO.	PRICE	DESIGN NO.	PRICE
144.....	\$28 00	145.....	\$30 00	296.....	\$40 00
48.....	30 00	283.....	33 00	297.....	35 00
280.....	28 00	146.....	33 00	64.....	35 00
91.....	28 00	45.....	35 00	92.....	30 00
281.....	28 00	147.....	33 00	298.....	30 00
97.....	30 00	293.....	30 00	140.....	28 00
282.....	30 00	294.....	30 00	299.....	25 00
39.....	25 00	154.....	40 00	180.....	28 00
108.....	28 00	132.....	35 00	181.....	35 00
113.....	30 00	75.....	35 00	182.....	30 00
125.....	30 00	295.....	35 00	184.....	28 00
41.....	28 00	21.....	30 00	186.....	30 00
133.....	28 00	49.....	40 00	187.....	30 00
156.....	25 00	51.....	40 00		
42.....	30 00	53.....	40 00		

## PAPER BLUE PRINTS OF ANY OF THE ABOVE DESIGNS FURNISHED AT TWO-THIRDS OF THE PRICE GIVEN.

This blue print work can only be used when design is taken as shown in books—That is, there cannot be any changes made upon the plans, as the prints are made from the original tracings only. All changed plans will have to be hand traced. Drawings can be reversed in blue prints.

These drawings are just the same in every particular as the hand tracing, only that they are on paper considerably heavier than the paper in this book, and are just as good to build from as the tracings. The only difference is, they will be worn out by the time the house is completed, which is all that is generally desired of a set of drawings, or at least is all you can expect of the details and other drawings. With the exception of the scale drawings of floor and foundation plans and the elevations, the drawings are precisely alike in every particular, with specifications, details, bills of material, etc.



## A few Valuable Tables for Those Who Are Building.

16 Cubic feet      equal 1 cord-foot.

8 Cord feet or      } equal 1 cord.

128 Cubic feet

24½ Cubic feet . . . . . 1 perch of stone or masonry.

A perch of stone is 16½ feet long, 1½ feet wide and 1 foot high. Stone masons usually call 25 cubic feet 1 perch.

By the square, means 100 square feet, as in plastering,

flooring, slating, shingling, etc., and is 10 feet square, surface measure.

Eight hundred shingles averaging 4 inches wide, laid 4½ to weather will cover a square.

A cistern averaging 8 feet deep and 8 feet in diameter will hold 95 barrels of water. One averaging 6 feet 6 inches in diameter and 6 feet 6 inches deep will hold 51 barrels of water.



## Estimate of Materials.

$3\frac{1}{2}$  barrels of lime will do 100 square yards plastering, two coats.

2 barrels of lime will do 100 square yards of plastering, one coat.

1 bushel of hair will do 100 square yards of plastering.

$1\frac{1}{4}$  yards of good sand will do 100 square yards of plastering.

1-3 barrel of plaster (stucco will hard finish) 100 square yards plastering.

1 barrel of lime will lay 1,000 brick. (It takes good lime to do it.)

2 barrels of lime will lay one cord rubble stone.

$\frac{1}{2}$  barrel of lime will lay 1 perch rubble stone (estimating  $\frac{1}{4}$  cord to perch).

To every barrel of lime estimate about 5-8 yards of good sand for plastering and brick work.

Five pounds of 4d or  $3\frac{3}{4}$  pounds 3d nails will lay 1,000 shingles.  $5\frac{3}{4}$  pounds of 3-penny nails will put on 1,000 lath. In lathing, one bundle of lath and 184 nails will cover 5 yards.

1,000 lath will cover 70 yards of surface and 11 pounds of 3-penny nails will nail them on. 8 bushels of lime, 16 bushels of sand and one bushel of hair will make enough good mortar to plaster the same.



## DESIGN NO. 144.

**F**RAME two story cottage. Size, 29x44 feet over all. This is a little, cozy, common-sense cottage. This study is one of economy, convenience and pleasantness. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation, cement bank shelf cellar under entire house 7 feet deep. First and second story sides clapboarded, with shingle belt over first story windows. Shingle gables and roof.

First story contains vestibule, 4x5 feet 8 inches; sitting room, 12x16 feet, with fire-place; dining room, 11 feet 6 inches by 16 feet; kitchen, 12x12 feet, with closet; pantry, 7x8 feet, and bath room, 5 feet 6 inches by 8 feet. This bath room is so arranged that it can be used by up stairs occu-

pants as well as by the family generally, and makes the plumbing much less expensive. Double acting stairs.

Second story contains front chamber, 11 feet 6 inches by 13 feet; side chamber, 12x16 feet; opposite side chamber, 11 feet 6 inches by 12 feet, and rear chamber, 12x12 feet 6 inches. Closets, rear and front porches.

Modifications: Stone cellar under entire house; fire-place in chamber of second floor. Fire-place could be put in dining room if desired.

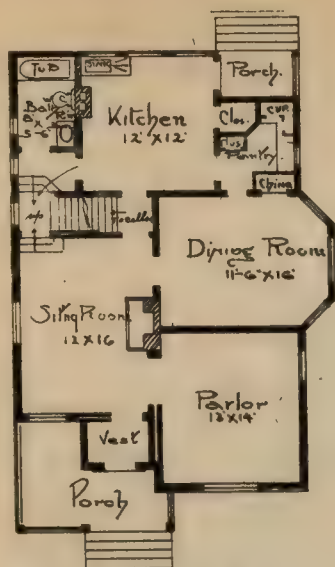
Estimate cost as here shown—no plumbing, mantels, grates or heating, pine finish, \$1,800 to \$2,300.

See price list for cost of full plans, page 9.

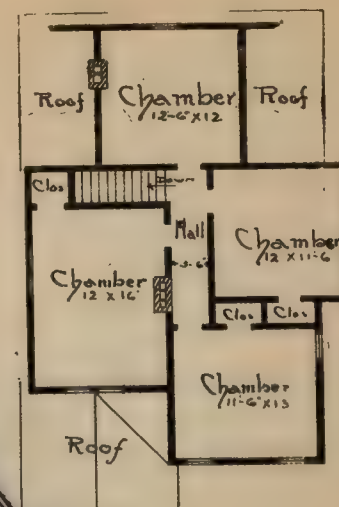
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made

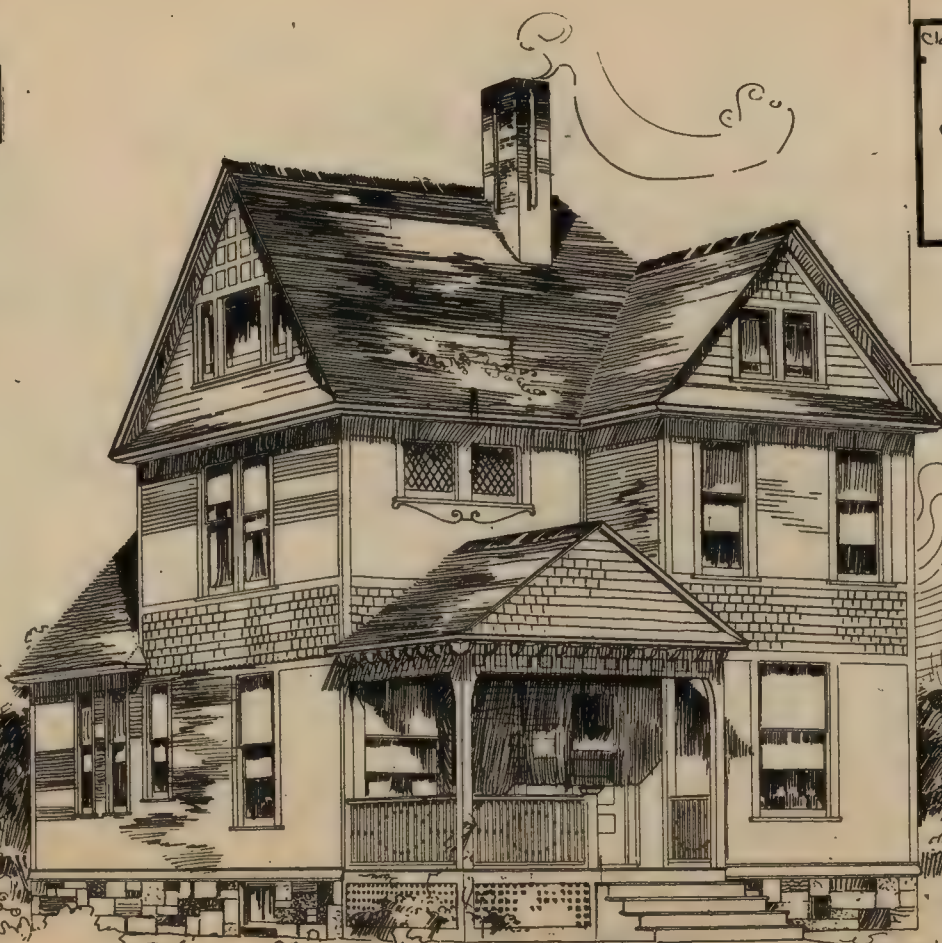




FIRST FLOOR PLAN



SECOND FLOOR PLAN



*D. S. Hopkins Architect*



## DESIGN NO. 43.

**F**RAME two-story dwelling and attic. This makes a pleasant, home-like looking house. Size, 30x48 feet over all. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under whole house 7 feet deep. Stone foundation from cellar bottom. Sides clapboarded; gables fancy battens and shingle roof.

First story contains vestibule, 5x7 feet 6 inches; parlor, 13x15 feet; sitting hall, 12x16 feet, with alcove fire-place; dining room, 12x15 feet 6 inches, with fire-place; kitchen, 11x12 feet; pantry, 5 feet 6 inches by 11 feet. Front and rear porch, back and front stairs.

Second story contains front chamber, 13x15 feet, with

balcony off from same; side front chamber, 11 feet 6 inches by 12 feet; side chamber, 11x12 feet; bath room, 5x12 feet; servant's room, 11x12 feet 6 inches, and attic stairs. All pine finish. No plumbing, mantels, grates or heating.

Modifications: Fire-place could be placed in chamber of second floor. Balcony could be enclosed in with front chamber, and another small chamber worked in by taking some off from each of the front chambers. End sitting hall can be square if preferred.

Estimate cost as here shown, \$2,000 to \$2,400.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

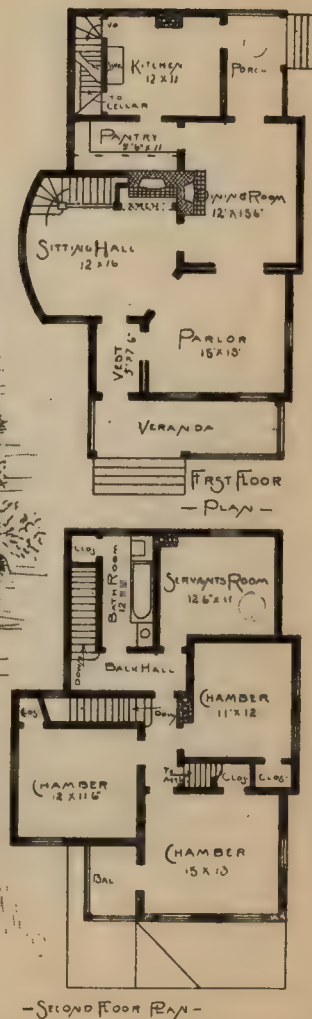
For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





D.S. Hopkins Archt

Grand Rapids Mich.



DESIGN NO. 43.

HOUSES AND COTTAGES.

D. S. HOPKINS, ARCHITECT.



## DESIGN NO. 280.

**F**RAME two-story cottage. Size, 35x47 feet over all. A cheap, common-sense cottage. Just room enough for comfort. Height of stories: First, 9 feet 6 inches; second, 8 feet. Stone or brick foundation. Walled cellar under the rear part 7 feet deep. First and second stories clapboarded; gables shingled. Shingle roof.

First story contains entrance and stair hall, 7x12 feet; parlor, 12x15 feet; sitting room, 14x18 feet 6 inches, with fire-place; dining room, 14x15 feet, with china closet; pantry, 5 feet 6 inches by 8 feet; kitchen, 10x12 feet. Refrigerator nook, grade entrance to cellar, cupboards, sink, side and front porch, front and rear stairs.

Second story contains front chamber, 12x15 feet, with door to balcony and two closets; one side chamber, 14x15 feet, with closet; chamber, 11x14 feet, and closet; bath room, 6x10 feet, also stairs to attic.

Modifications: Cellar under entire house. Rear part carried up so as to get another chamber on second story.

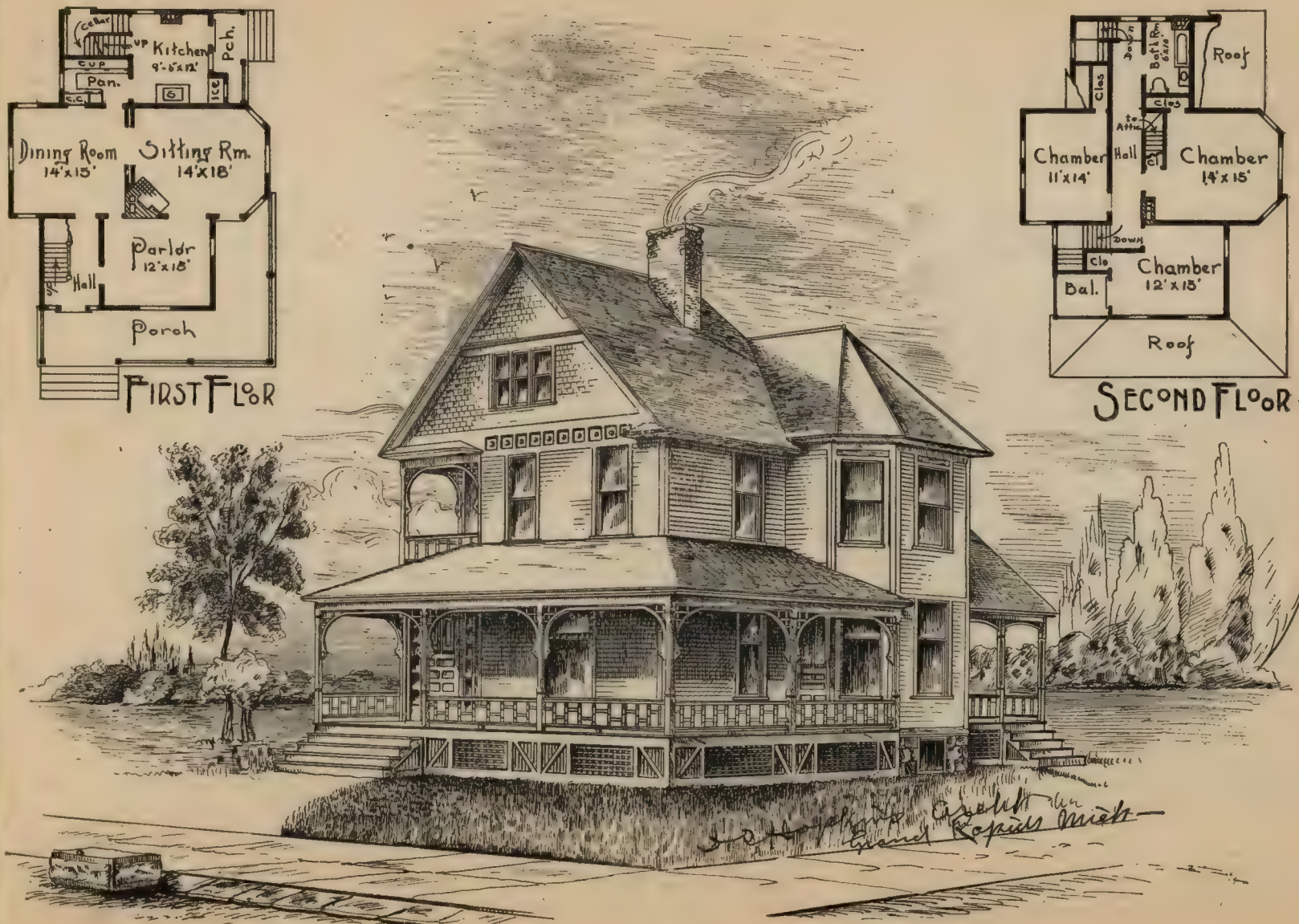
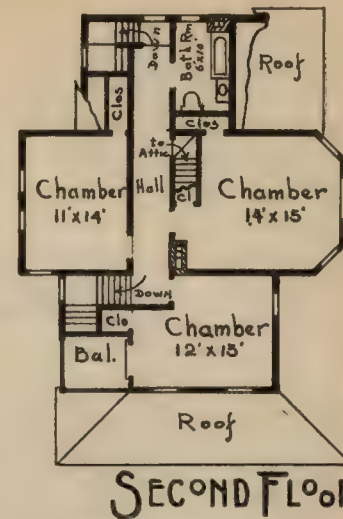
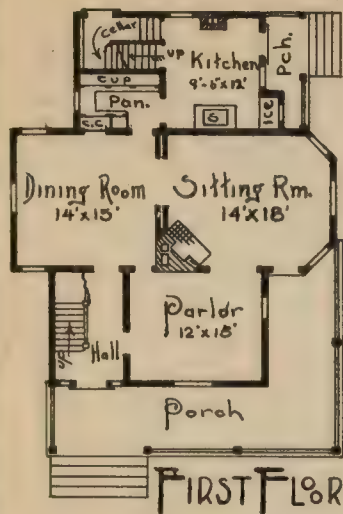
Estimate cost as here shown, pine finish and plumbing, no mantels or grates, \$2,000 to \$2,400.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.







## DESIGN NO. 91.

**T**WO STORY Frame Summer Cottage. Size, 40x45 feet over all. This makes nice resort cottage, having plenty of porches, balcony, etc., with large rooms and fire-places in all principal rooms. The design is so that cooking is done outside of cottage, or rear porch could be arranged for kitchen. Set on posts or piers. Height of stories: First, 10 feet 6 inches; second, 9 feet 6 inches. First story clapboarded, second story shingled. Shingled roof.

First story contains wide porch on front and one side; one parlor, 13 feet 6 inches by 15 feet; one 15x17 feet; dining room, 13 feet 6 inches by 25 feet 6 inches, the three latter

have fire-places; hall, 10x16 feet, with stair case; pantry, 7x8 feet and rear porch 7x18 feet.

Second floor contains four chambers, closets, balcony, etc. All pine finish. No mantels, grates or hearths.

Modifications: This design can be enlarged if desired and culinary addition or kitchen, etc., built on back if desired, with porch between. A bath room can be arranged for upon second floor with some slight changes.

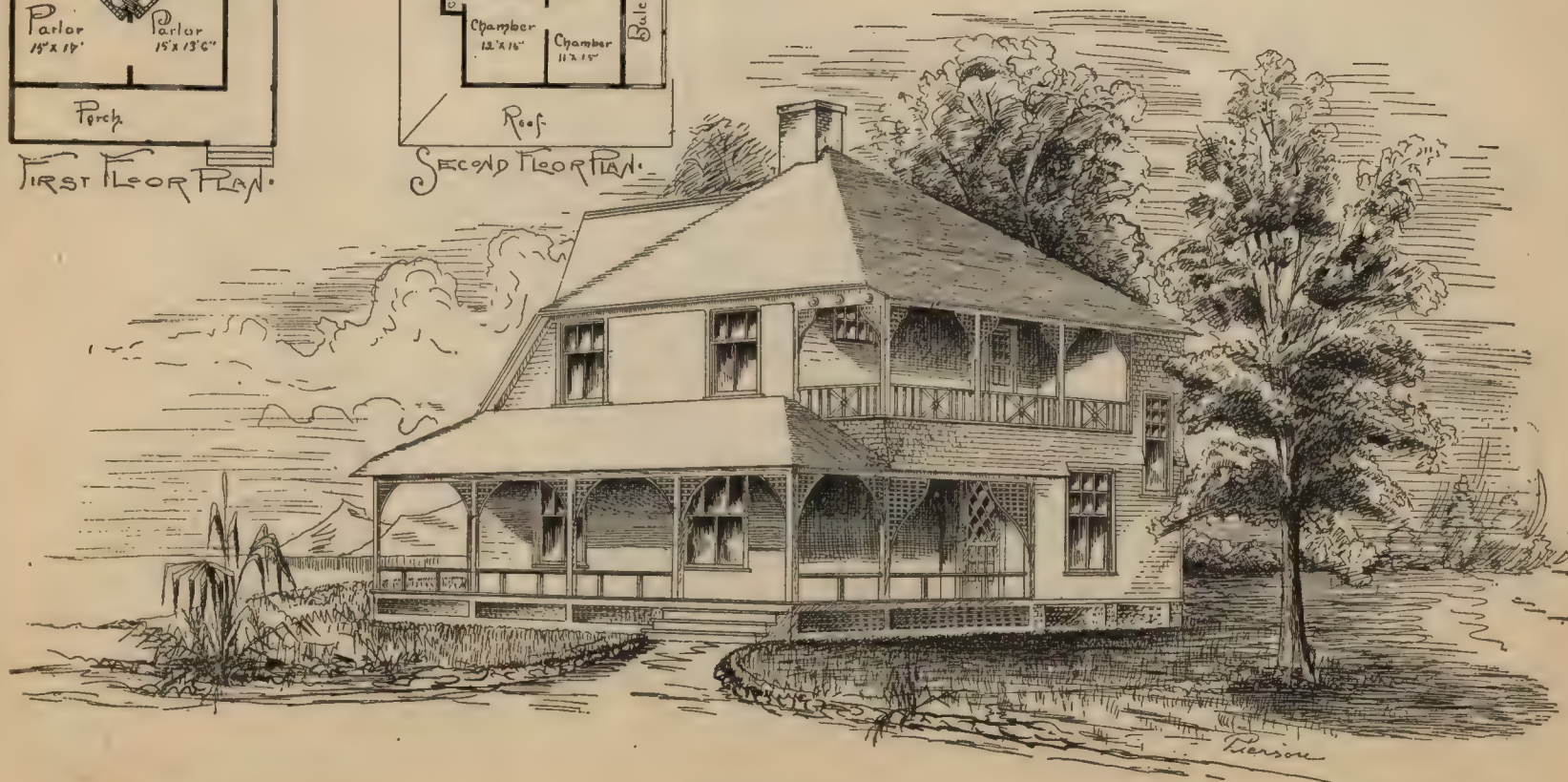
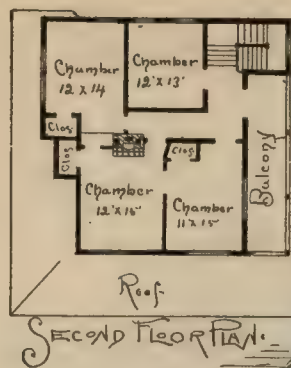
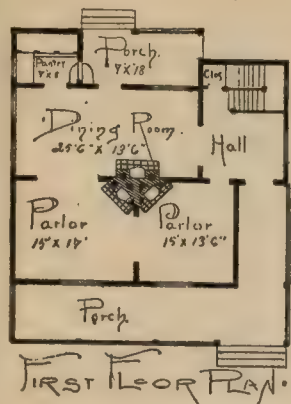
Estimate cost as here shown, \$1,200 to \$1,500.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.







## DESIGN NO. 281.

**F**RAME two story cottage. A convenient, inexpensive dwelling. Size, 27x43 feet over all. Height of stories:

First, 9 feet 4 inches; second, 9 feet. Stone foundation. Cement shelf back cellar under dining room and kitchen, 7 feet deep. First story sides clapboarded. Second story sides and gables shingled. Shingle roof.

First story contains reception room, 12x12 feet; sitting room, 13 feet 6 inches by 14 feet (with fire-place); dining room, 12x15 feet 6 inches; rear porch entrance; china closet; kitchen, 11 feet 6 inches by 13 feet 6 inches, and pantry,

5x12 feet; kitchen porch; front porch, 7x12 feet; open front stairs; rear stairs and to cellar under same.

Second story contains front chamber (with bay), 12x13 feet; front chamber, 12x13 feet; chamber, 12x12 feet; and one 10 feet 6 inches by 11 feet 6 inches; closets to each; bath room, 6 feet 6 inches by 8 feet 6 inches.

Modifications: Height of stories can be changed.

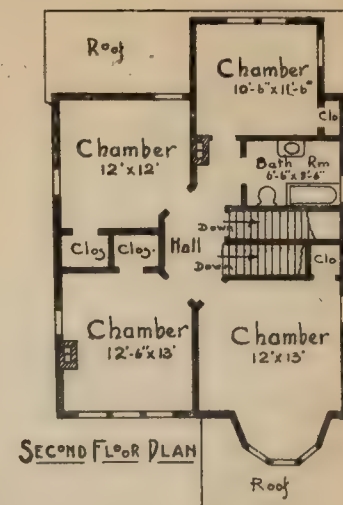
Estimate cost as here shown, all pine finish, no mantels, grates or heating, \$1,800 to \$2,200.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





*D. S. Hopkins Architect  
Grand Rapids Mich*

*E. C. Bradley Chasfield, Ill*



## DESIGN NO. 97.

**F**RAME two-story cottage. A design many will be pleased with, as it has a chamber and bath room upon first floor, and is arranged for comfort. Size, 32x42 over all. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation and cellar under the rear portion of house. Stone to cellar bottom 7 feet deep. First story sides clapboarded. Second story and gables shingles. Shingle roof.

First story contains stair hall, 7x15 feet (with open stair case); sitting room, 12x17 feet (with fire-place); dining room, 11x15 feet; chamber, 11 feet 6 inches by 12 feet 6 inches, with closet and bath room, 6x7 feet; kitchen, 11 feet 6 inches by 12 feet; with closet and pantry, 5x8 feet 6 inches; front porch, 12x12 feet, and kitchen porch, 6x11 feet.

Second story contains front chamber, 12x17 feet; chamber, 12 feet 6 inches by 12 feet 6 inches; chamber, 11 feet 6 inches by 12 feet 6 inches, and closets to all.

Modifications: House could be enlarged by building a kitchen and pantry on rear and use the present kitchen and pantry for dining room. A fire-place could be placed in dining room and chamber over sitting room if desired. Lava-tory could be arranged upon second floor.

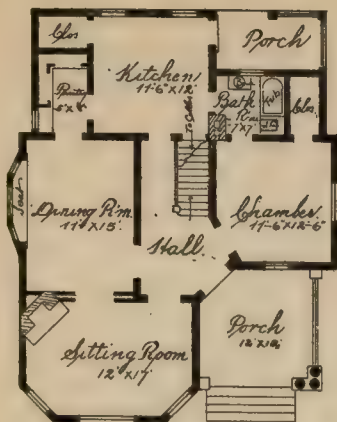
Estimate cost as here shown, with hardwood finish in principal rooms first floor, balance pine, with plumbing, no mantels, grates or heating, \$2,200 to \$2,600. Deduct for plumbing, \$150.

See price list for cost of full plans, page 9.

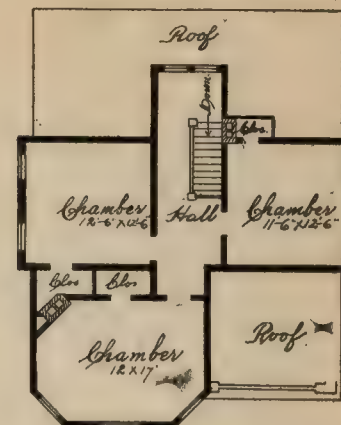
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





FIRST FLOOR PLAN



SECOND FLOOR PLAN





## DESIGN NO. 282.

**F**RAME two story cottage. Size 31x43 feet over all. This design contains as much room and convenience as can be had for the cost. Height of stories: First, 9 feet, second 8 feet 6 inches. Cellar under four rear rooms. Stone foundation and cellar 7 feet deep. Sides clapboarded, except shingle belt between first and second story windows. Gables ceiled and paneled. Shingle roof.

First story contains hall, with stair case, 10x10 feet; parlor, with corner bay, 12x13 feet; sitting room, 12x15 feet 6 inches, with fire-place; dining room, 12 feet 6 inches by 12 feet; chamber, 10 feet 6 inches by 12 feet; kitchen, 10x12 feet; rear and cellar stairs, cupboards and china closets.

Second story contains front chamber, 12x13 feet, with

bay; one back, 10 feet 6 inches by 12 feet, and one 11 feet 6 inches by 12 feet, with closets; servant's room, 9x10 feet; bath room, 7 feet 6 inches by 10 feet 6 inches.

Modifications: Rooms can be enlarged. Hardwood for all principal rooms on first floor in place of pine. Pantry can be placed between the kitchen and dining room by projecting back kitchen width of pantry, which would require kitchen chimney. Extra rear kitchen porch.

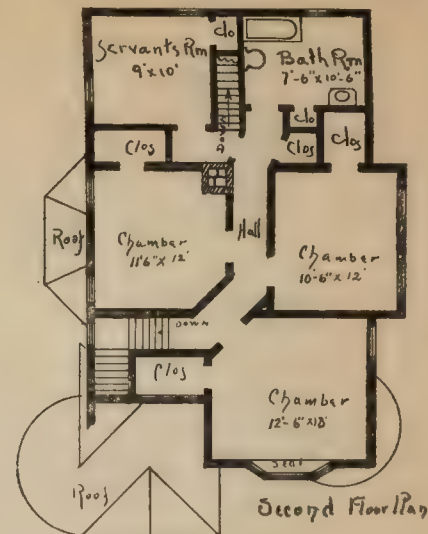
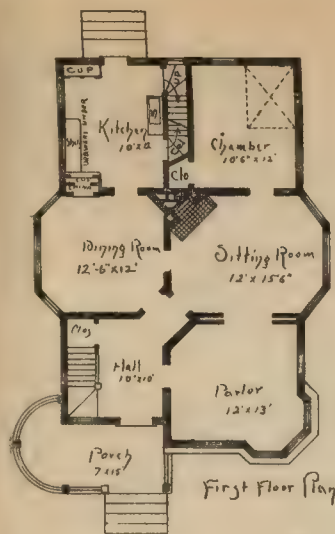
Estimate cost of the cottage as here shown is from \$2,200 to \$2,500, pine finish, no mantels, grates, plumbing or heating.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.







## DESIGN NO. 39.

**F**RAME two story southern style house. Size 35x46 feet, including front porch, 8 feet wide. Height of stories: First, 11 feet; second, 10 feet. No cellar. Set on posts or piers. First story sides clapboarded; second story shingles or clapboards; gables shingled. Shingle roof. This design is strictly a southern or summer house. It has high ceilings and good sized rooms; plenty of fire-places; large porches, one a dining porch; kitchen entirely disconnected from any main part rooms.

First story contains center hall 8x18 feet, with stairs off from same; living room, 15x18 feet, with fire-place; parlor, 12x15 feet, with fire-place; large portiers from both living room and parlor into hall, so virtually are all one room if so desired; kitchen, 12x15 feet; pantry, 6x10 feet, and dining

porch, 12x18 feet 6 inches, with fire-place. Enclose this in with a wire screen and it will make a delightful porch for various purposes.

Second story contains three chambers of good size; bath room and servant's room, with closets, etc. Pine finish. No plumbing.

Modifications: The open porch dining room can be enclosed in same as other part of house if desired. Three more fire-places can be put up stairs in chambers if required. Porch can be extended down one side if case requires.

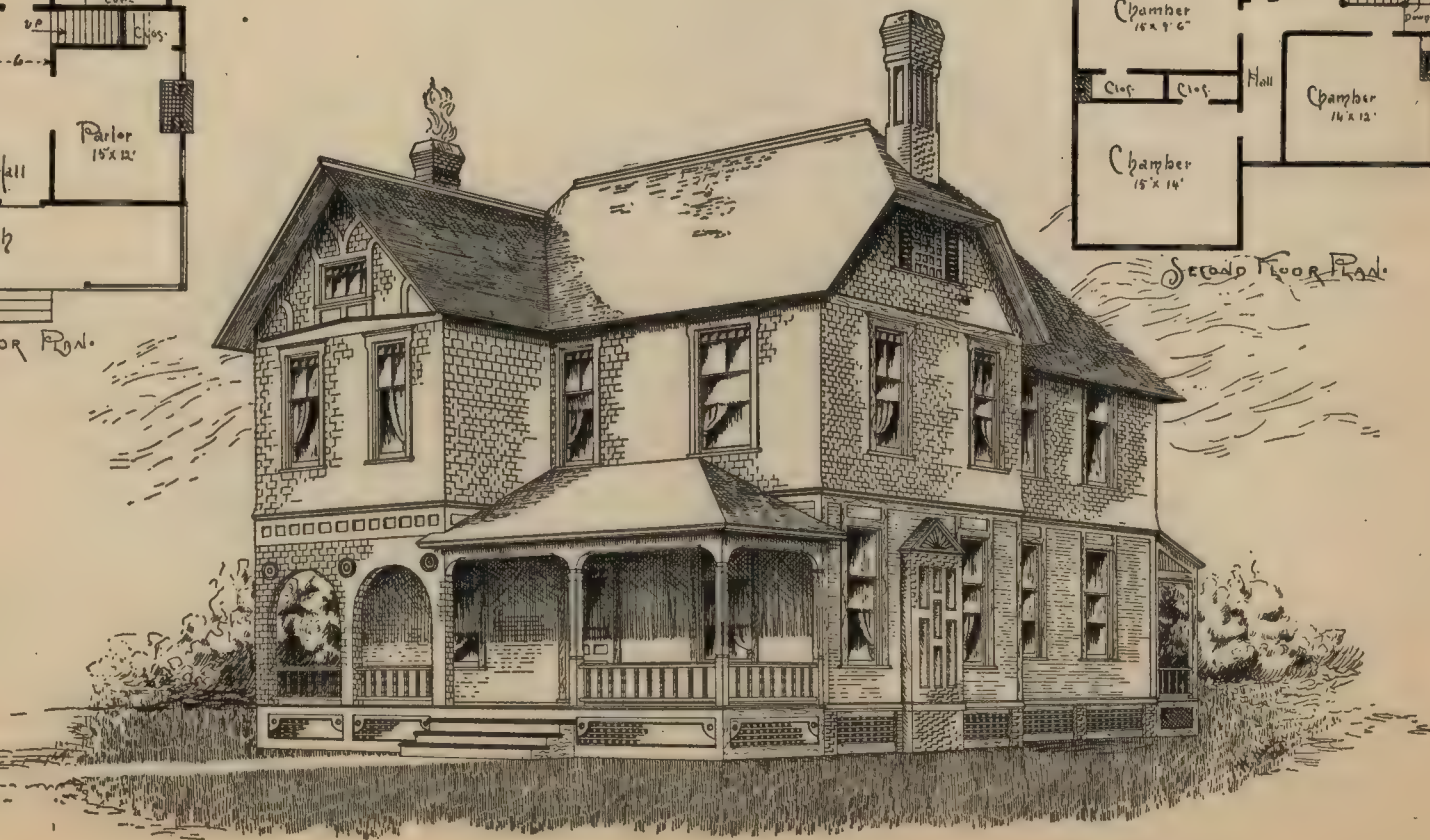
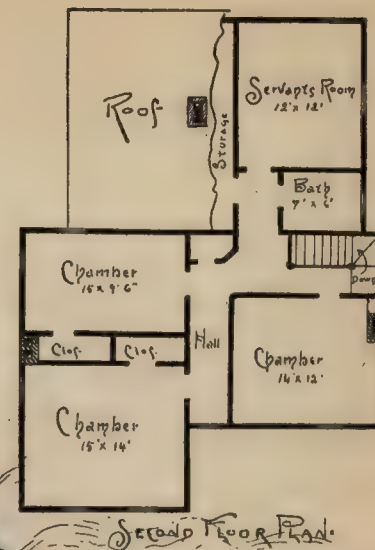
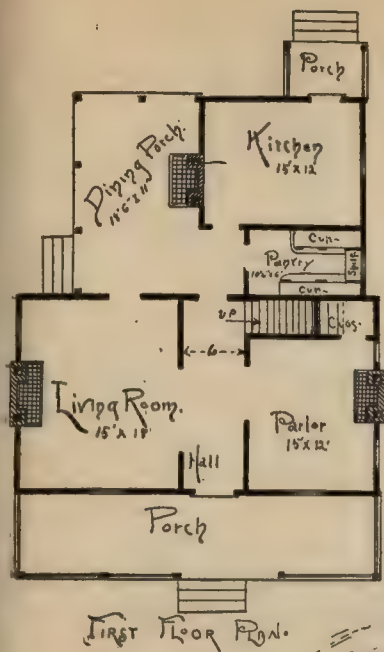
Estimate cost as here shown \$1,800 to \$2,000.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.







## DESIGN NO. 108.

**F**RAME two story dwelling. Size 24x50 feet over all.  
Height of stories: First, 9 feet; second, 8 feet 6 inches.  
Cellar under rear half of house. Stone foundation and  
cellar 7 feet deep. First story sides clapboarded; second story  
and gables shingled. Shingle roof.

First story contains hall and open stair case 7 feet 6 inches by 11 feet; parlor, 12 feet 6 inches by 15 feet; sitting room, with bay and fire-place, 13 feet 6 inches by 15 feet 6 inches; chamber, 9 feet 6 inches by 12 feet, with closet; dining room, 11x14 feet 6 inches; kitchen, 10x12 feet; china closets, cupboards, etc. To cellar from kitchen. Front porch, 7x16 feet, and side covered entrance to sitting room.

Second story contains front chamber 11 feet 6 inches by 14 feet, and side chambers, 9 feet 6 inches by 12 feet, and 10x12 feet, with closets and bath room 7 feet 6 inches by 15 feet over rear part.

Modifications: Enlargement of general plan. Cellar under whole house. Rear part carried up another story and one more chamber provided for, and rear stairs from kitchen to second floor.

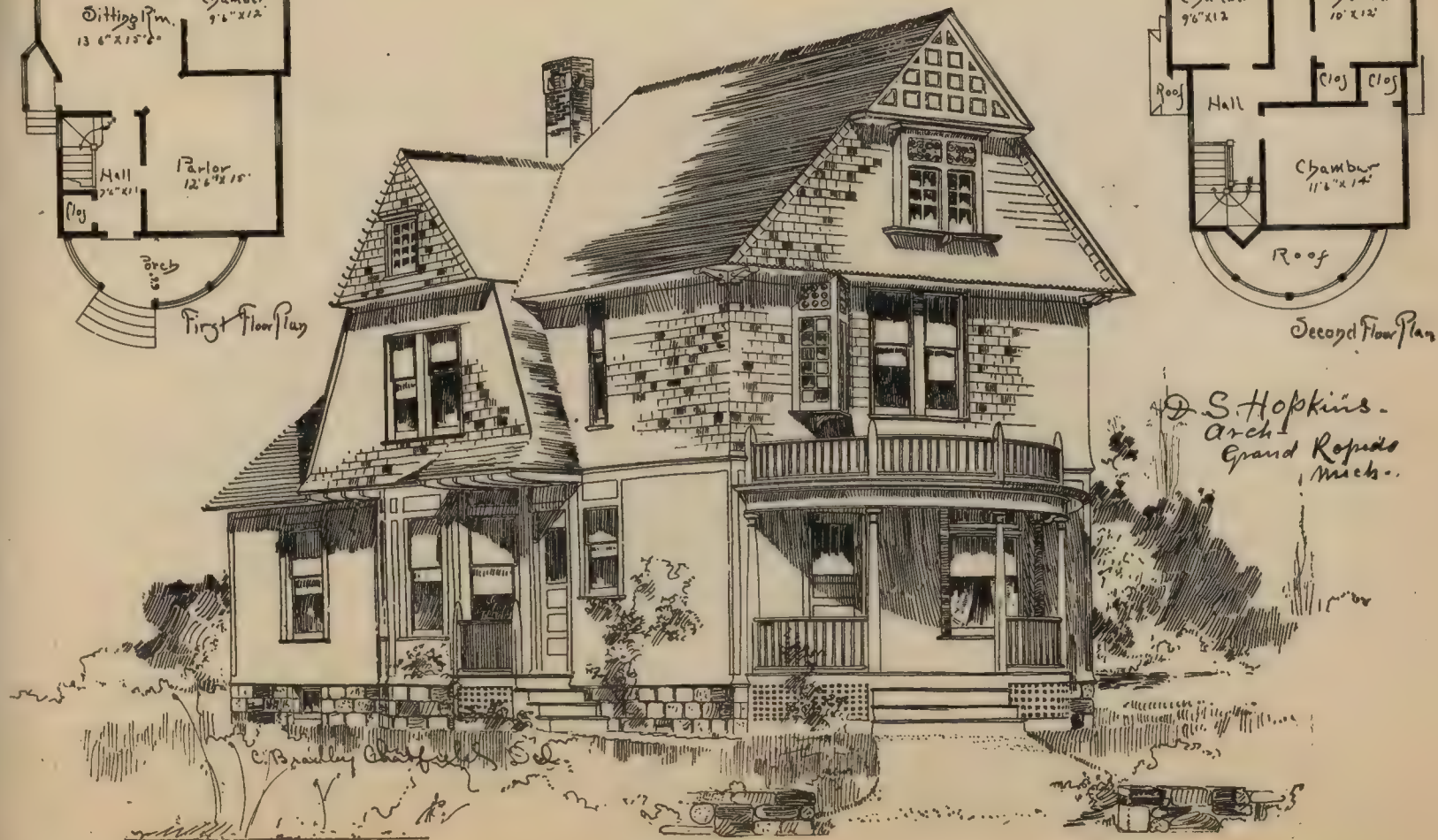
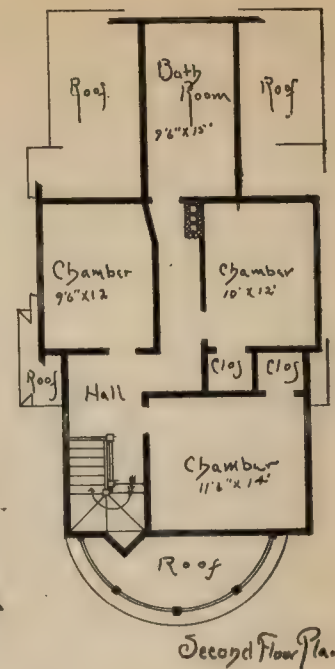
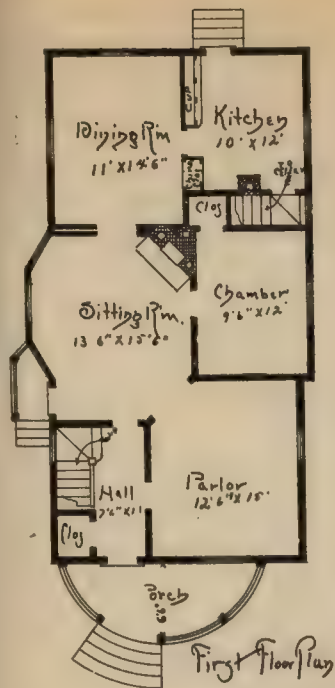
Estimate cost as here shown, no plumbing, mantels, grates or heating, pine finish, \$1,700 to \$2,000.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





D. S. Hopkins.  
Arch.  
Grand Rapids  
Mich.



## DESIGN NO. 113.

**F**RAME two story and attic dwelling. Size, 31 feet 6 inches, by 40 feet over all. This is an economical, stylish house, nearly square, and only one chimney. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under entire house 7 feet. Stone foundation to cellar bottom. First story clapboarded and paneled. Second story and gables shingled. Shingle roof.

First story contains vestibule, 5x6 feet; reception hall, 11x17 feet 6 inches, with stair case and fire-place; parlor, with bay and fire-place, 12x16 feet 6 inches; dining room with fire-place, 12x15 feet; kitchen, 12x12 feet; pantry, 4 feet 6 inches by 12 feet; lavatory off from stair hall, 5 feet 6 inches by 7 feet; kitchen porch, 6x10 feet; front porch, 6x15 feet.

Second story contains front chamber, 13x15 feet; chamber, 12x15 feet; chamber, 9x13 feet; bath room or chamber, 8x12 feet, with large closets to all chambers. Attic stairs can be run up over the other stairs if desired.

Modifications: Principal rooms and hall, hardwood finish. Another room can be added to rear and present kitchen and pantry removed into same, and dining room put in place of present kitchen and pantry and sitting room made of dining room.

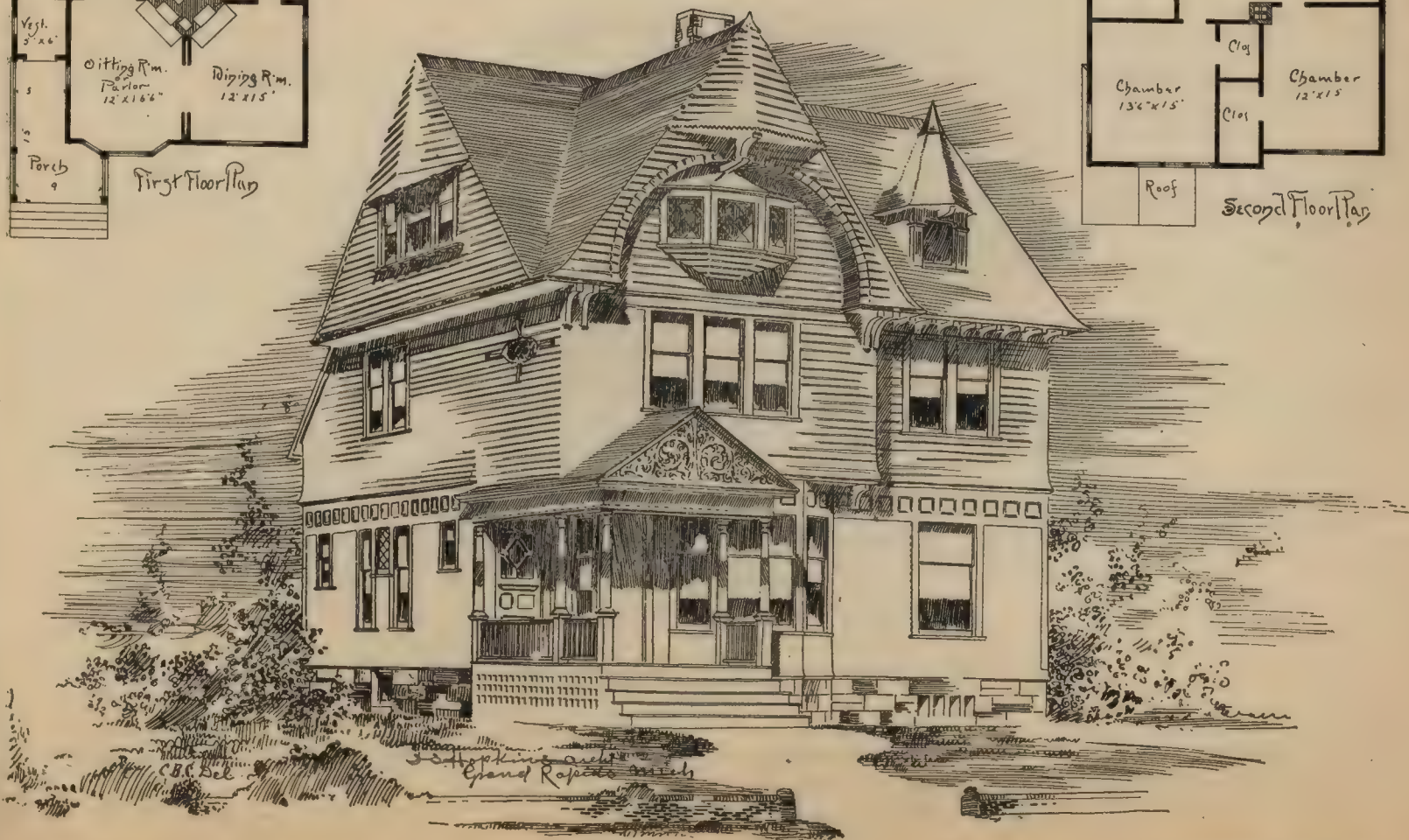
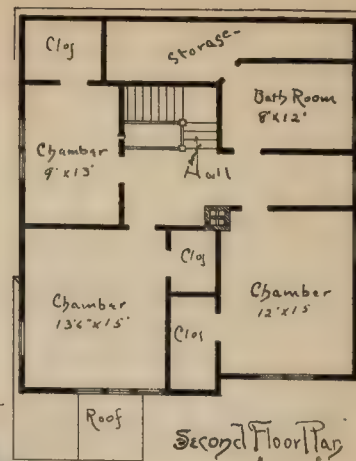
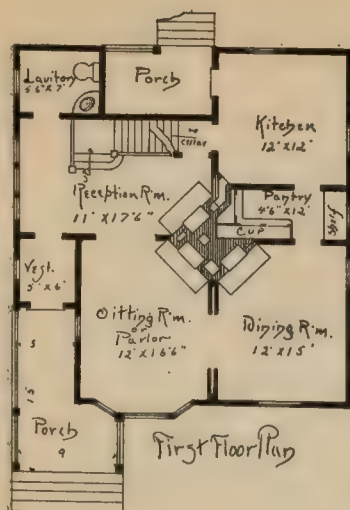
Estimate cost as here shown, pine finish, no plumbing, mantels, grates or heating, \$2,200 to \$2,500.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 125.

**F**RAME two story cottage. Size 31x34 feet over all. Rather nice arrangement of interior; cozy and compact. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation. Cellar under kitchen, hall and reception hall. Stone to cellar bottom 7 feet deep. First story sides clapboarded; second story sides and gables shingles and shingle roof.

First story contains reception hall, 10x12 feet; parlor or sitting room, 13 feet 6 inches by 14 feet (with fire-place); dining room, 13x15 feet (with fire-place); stair hall, 7x11 feet; hat and coat closet, etc.; kitchen, 11 feet 6 inches by 12 feet; pantry, 5 feet 6 inches by 6 feet; and kitchen closet; front porch.

Second story contains bay chamber, 13 feet 6 inches by

14 feet (with fire-place); other front chamber, 9x12 feet with balcony in front 5x12 feet, and chamber back, 11x11 feet 6 inches; one on other side, 11 feet 6 inches by 13 feet 6 inches; bath room, 4 feet 6 inches by 7 feet 6 inches, and closets to all chambers.

Modifications: Porch can extend across entire front if desired. Rooms can be generally enlarged if required. Stories can be made higher. Second story can be enclosed with clapboarding instead of shingles.

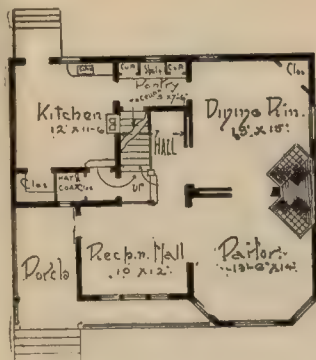
Estimate cost as here shown with hardwood finish in principal rooms and hall first floor, balance pine finish, no plumbing, mantels, grates or heating, \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

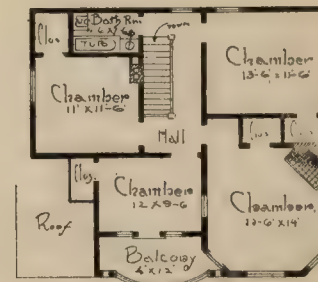
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.

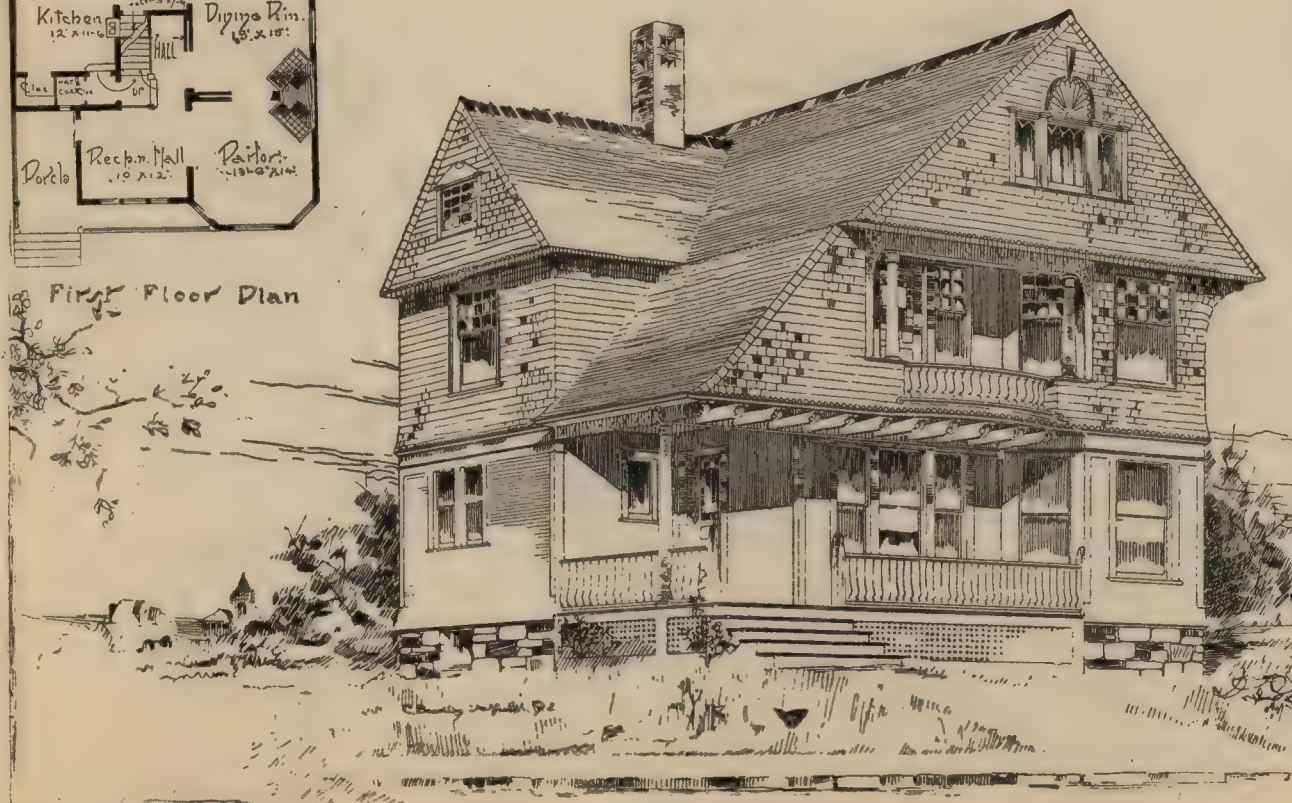




First Floor Plan



Second Floor Plan.



## DESIGN NO. 41.

**F**RAME two story cottage. A very prepossessing exterior and pleasant interior. Size, 30x39 feet over all.

Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under whole house. Stone foundation to bottom of cellar, 7 feet deep. First story clapboarded, second story shingles. Gables shingled and battens. Shingle roof.

First story contains vestibule, 3 feet 6 inches by 5 feet; parlor, 14x14 feet 6 inches; sitting room, 12x15 feet (with fire place); dining room, 12x14 feet; kitchen, 12x13 feet 6 inches; pantry, 4 feet 6 inches by 10 feet 6 inches. Stairs back and front. Front and rear porch.

Second floor contains front chamber, 12x14 feet; left side chamber, 12x12 feet; right side chamber, 11x12 feet; servant's room, 8 feet 6 inches by 10 feet 6 inches. Closets to all chambers. Balcony over porch. Pine finish. No mantel or grate.

Modifications: Front porch could be enlarged and another one put over kitchen door. Rear part could be carried up same as main part and have chamber and bath room in same. House could be generally enlarged.

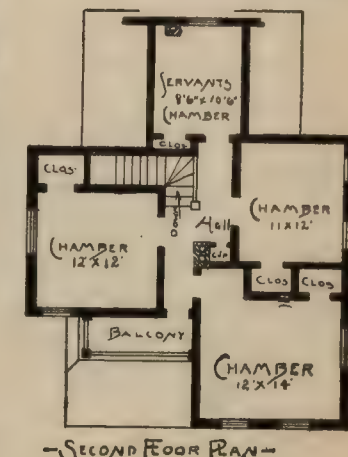
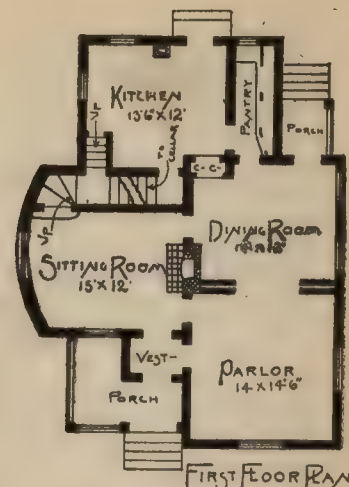
Estimate cost as here shown, \$1,600 to \$2,000.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made





D. S. Hopkins Archt. & Co. Grand Rapids Michigan.

## DESIGN NO. 133.

**F**RAME two story cottage. A clever arrangement for a cheap house. Size 27x45 feet over all. Height of stories: First, 9 feet 2 inches; second, 8 feet 4 inches. Stone foundation. Cement bank shelf cellar under whole house back of parlor and hall 7 feet deep. First story sides clapboarded; second story sides shingled. Gables paneled. Shingle roof.

First story contains entrance and stair hall 10x11 feet 6 inches; parlor, 13x13 feet 6 inches; dining room, 11x14 feet, without bay; chamber, 10x12 feet; kitchen, 12x12 feet; pantry, 4 feet 6 inches by 10 feet. Rear, side and front porches.

Second floor contains front chamber, 13x13 feet; one back, 12x13 feet; one 10x10 feet, and closets to each.

Modifications: Cellar under whole house—stone to bottom. Rear wing carried up another half story and chamber and bath room put in over kitchen and rear stairs.

Estimate cost as here shown, pine finish, \$1,400 to \$1,800.

See price list for cost of full plans, page 9.

## DESIGN NO. 156.

**F**RAME two story cottage. Size 29x34 feet over all. Height of stories: First, 9 feet; second 8 feet. Stone or brick foundation, and cement bank cellar under whole house 6 feet 6 inches deep. First story sides clapboarded; second story and gables shingled. Shingle roof.

First story contains vestibule and stair hall 5x12 feet; parlor, 13 feet 6 inches by 15 feet, with fire-place; dining room, 12x14 feet, with closet and fire-place; kitchen, 11x12 feet; pantry, 4 feet 6 inches by 7 feet 6 inches. Large rear and front porches.

Second story contains front chamber 13 feet 6 inches by 14 feet, and one 10x13 feet; rear side chamber, 11x13 feet 6 inches, and closets; bath room, 5x10 feet, with closet.

Modifications: Cellar under whole house, stone to bottom. More room can be added on back if desired.

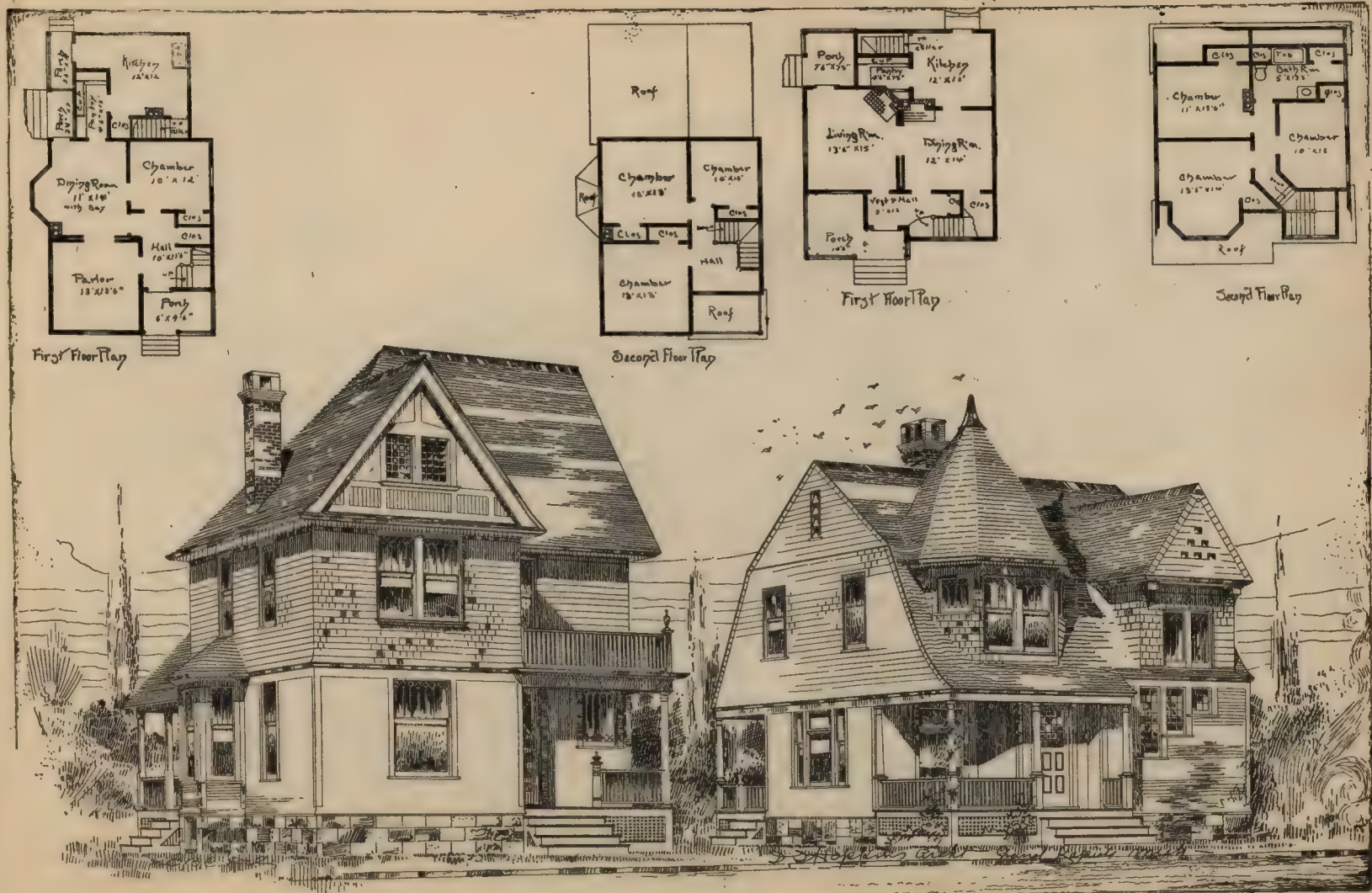
Estimate cost as here shown, pine finish, no plumbing, mantels or grates, \$1,200 to \$1,500. Add for plumbing \$175. Hardwood in two rooms and hall, add \$50.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 42.

**T**WO STORY frame cottage. Size, 28x48 feet, including front porch, 8x10 feet. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation and cellar under whole house 7 feet deep. First story sides clapboarded; second story and gables shingled. Shingle roof.

First story contains vestibule 4x6 feet 6 inches; reception hall, 11 feet 6 inches by 12 feet; parlor, 12x17 feet; living room, 12x15 feet, with fire-place; pantry, 6x8 feet; kitchen, 11 feet 6 inches by 13 feet 6 inches; store room, 5 feet 6 inches by 6 feet. Front and back combination stairs.

Second story contains three chambers and bath room. closets, etc. All pine finish. No plumbing, mantels or grates.

Modifications: The rear part of this house can be changed so as to contain dining room, pantry and kitchen, and dining room used as sitting room. The same can be carried up one and a half stories, and chamber and bath room made of same.

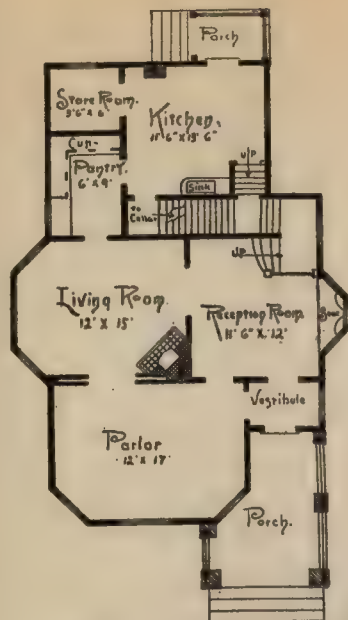
Estimate cost as here shown, \$1,800 to \$2,100.

See price list for cost of full plans, page 9.

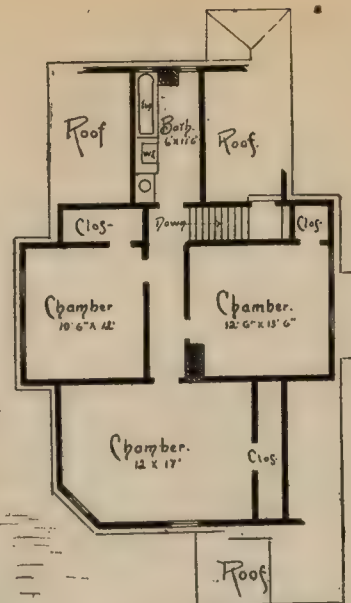
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.

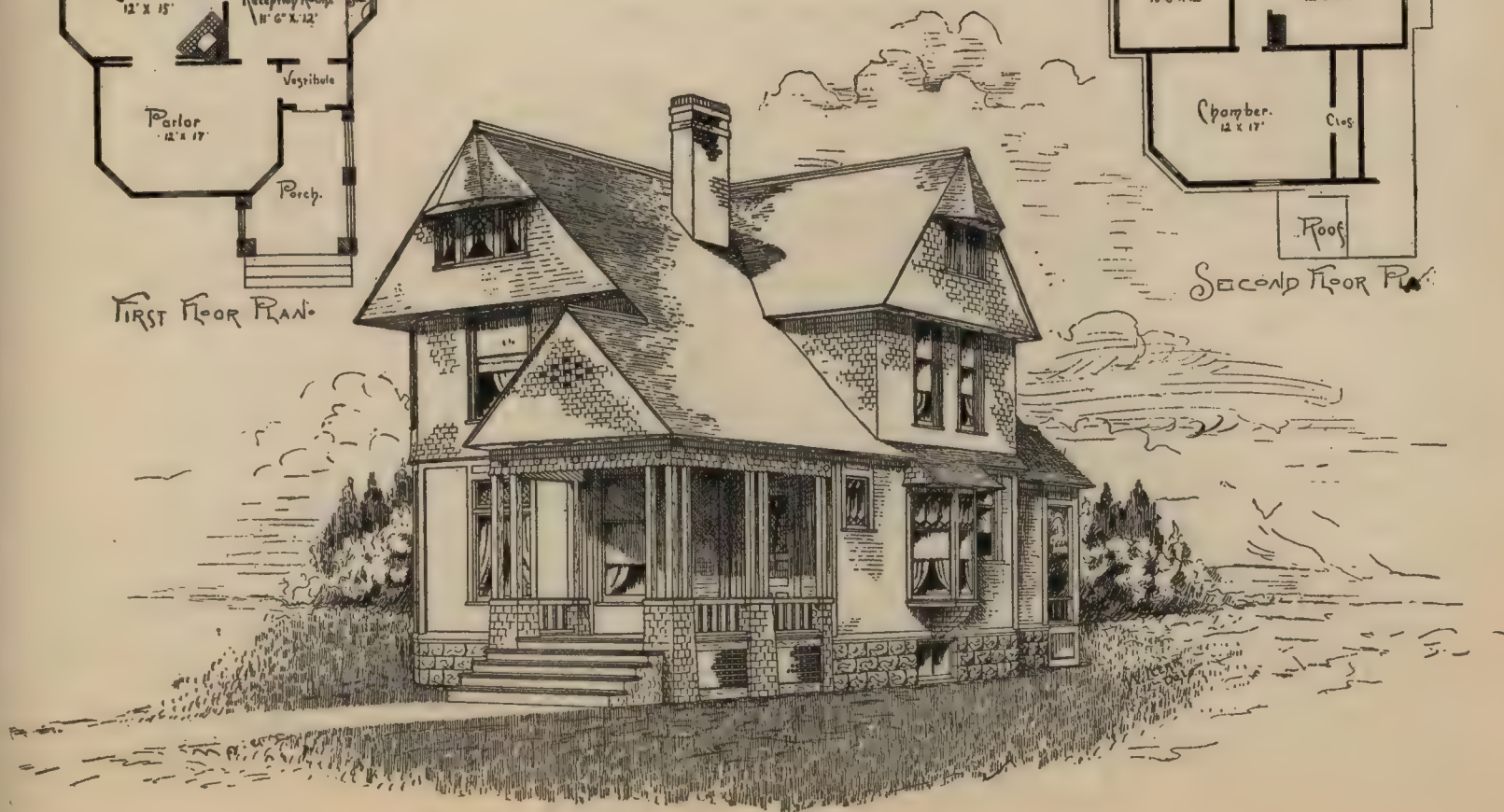




FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



## DESIGN NO. 145.

**F**RAME two story cottage. Size, 34x54 feet over all. Height of stories: First, 9 feet 6 inches; second 8 feet.

Stone foundation and cellar under sitting room and dining room and all back, 7 feet deep. First and second story sides clapboarded, except a shingle belt over first story windows. Gables shingled and shingle roof.

First story contains entrance and stair hall 7 feet 6 inches by 13 feet 6 inches; parlor, 13x13 feet; sitting room, 13x14 feet 6 inches, with fire-place; dining room, 11 feet 6 inches by 15 feet; chamber, 11 feet 6 inches by 12 feet, with closet; kitchen, 11x13 feet; pantry, 5x12 feet; bath room, 5x8 feet. Front and rear stairs. Side entrance and large front porches.

Second story contains front bay chamber, 12x13 feet, with dressing room adjoining, 7 feet 6 inches by 8 feet, and closet; side chamber, 13x13 feet; and one 11 feet 6 inches by 13 feet, with closets and unfinished storage room over wing.

Modifications: Cellar under entire house. Whole house can be enlarged. Fire-place in chamber, second floor. Rear second floor can be finished so as to get another good room.

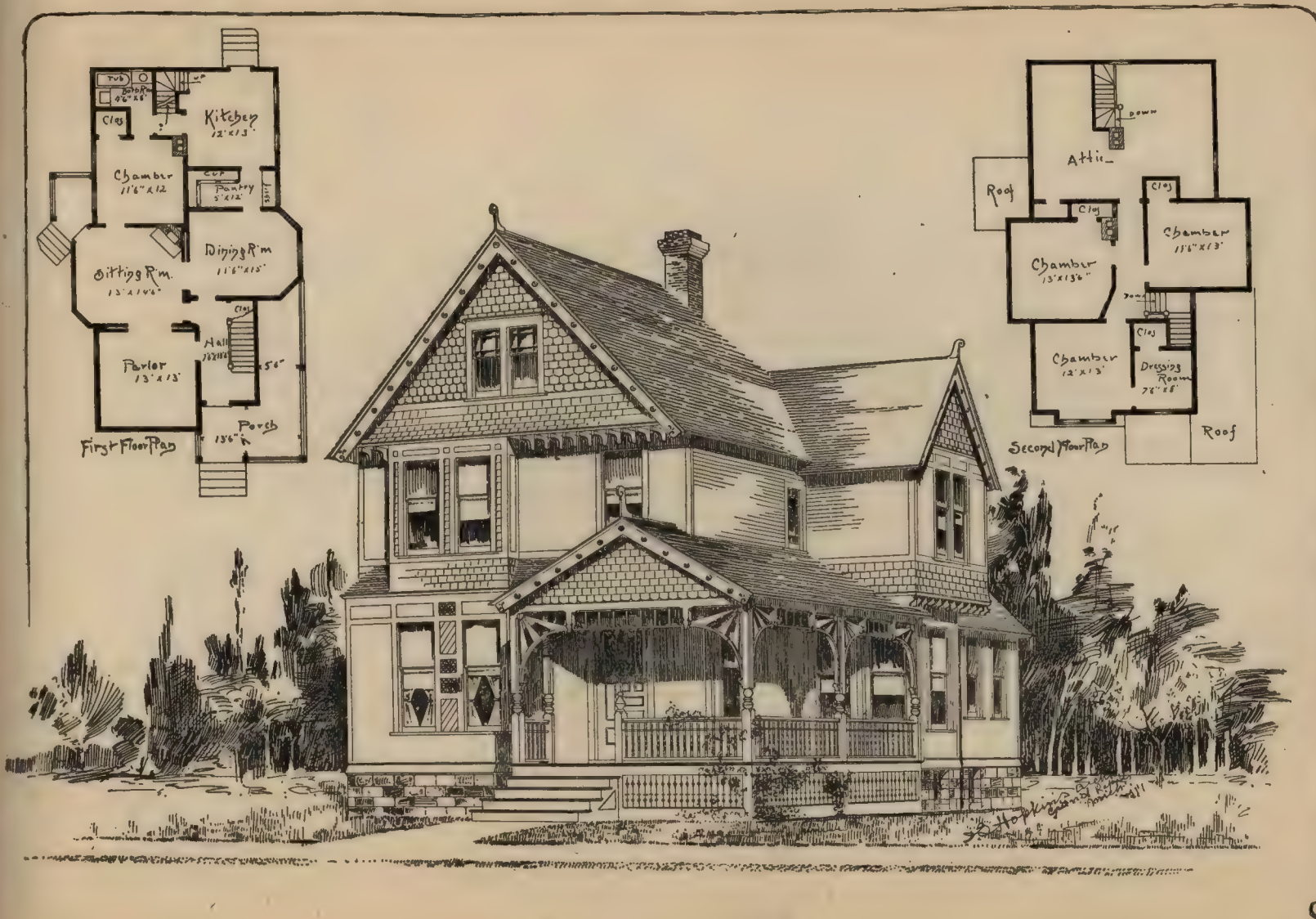
Estimated cost as here shown, pine finish, no plumbing, mantels, grates or heating, \$2,200 to \$2,600. Four rooms and hall finished in hardwood, add \$80 over pine finish. Plumbing, \$175.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 283.

**F**RAME two story cottage. A small pleasant arrangement for a medium size family. Size, 29x44 feet over all. Height of stories: First, 9 feet; second, 8 feet 6 inches. Cellar under entire house, 7 feet deep. Stone foundation to cellar bottom. First and second stories clapboarded; gables shingled and rough cast. Shingle roof.

First story contains hall 6 feet 6 inches by 10 feet; parlor, 13x14 feet (with fire-place); dining room, 14x15 feet; sitting room, 14x16 feet 6 inches (with fire-place); kitchen, 11x13 feet; pantry, 6 feet 6 inches by 6 feet 6 inches. Front stairs.

Second floor contains front chamber, 14x17 feet; side bay chamber, 12 feet 6 inches by 13 feet; opposite side chamber, 11x13 feet; rear chamber, 10x12 feet 6 inches; bath room, 6 feet 6 inches by 7 feet. No attic stairs.

Modifications: House can be generally enlarged. More porch can be provided in front if desired. Fire-places can be placed in two chambers. Second story rear and attic stairs could be arranged for.

Estimate cost as here shown, \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

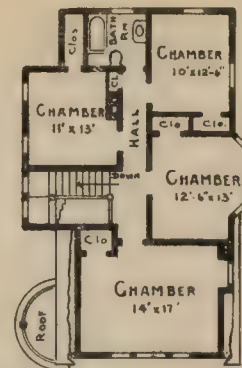
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





FIRST-FLOOR-PLAN



SECOND-FLOOR-PLAN



## DESIGN NO. 146.

**F**RAME two story double tenement dwelling of moderate cost. Size, 35x42 feet over all. Height of stories: First, 9 feet 6 inches; second, 8 feet. Stone or brick foundation, and full stone cellar under dining rooms and kitchens. First story sides clapboarded. Second story and gables shingled. Shingle roof.

First story contains entrance hall with stairs from same 4x12 feet; sitting room, 12x14 feet; dining room, 11x13 feet; kitchen, 10x11 feet; pantry, 4 feet 6 inches by 10 feet; to cellar from kitchen; front porch.

Second floor contains three chambers on a side, one 12x13

feet; one 10x11 feet; and one 9x10 feet, and closets, with a balcony from one front room; bath room, 6 feet 6 inches square.

Modifications: Fire-place could be put in sitting room and dining room, also up stairs in two chambers on each side. Rooms could be enlarged and another one built back if desired.

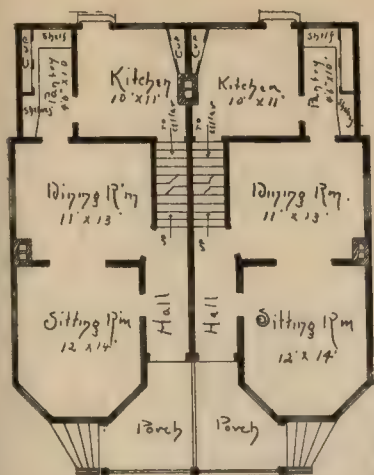
Estimate of cost as here shown, pine finish, no plumbing, \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

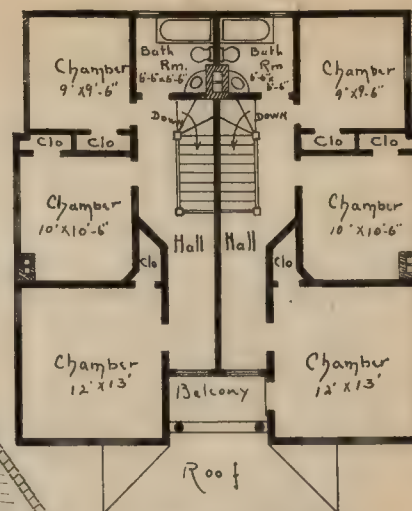
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





First Floor Plan



Second Floor Plan



## DESIGN NO. 45.

**F**RAME two story dwelling. Size, 45x65 feet, including front porch 8 feet wide, and rear stove or laundry porch 10 feet wide. Height of stories: First, 11 feet; second, 10 feet. Stone and pier foundation. No cellar. First story sides clapboarded; second story and gables shingled. Shingle roof. This is a resort of southern style plan dwelling.

First story contains hall, 8x27 feet with stairs; parlor, 14x15 feet (with fire-place); living room, 14x27 feet (with fire-place); dining room, 12x16 feet 6 inches (with fire-place); air passages between main part and kitchen 5 feet wide and rear stairs; kitchen, 12x15 feet; pantry, cupboards, etc., also bath room, 5x8 feet.

Second floor contains large hall and balcony entire width of house, with four good sized chambers and closets in main part, with servant's room over kitchen. Pine finish. No plumbing, mantels or grates.

Modifications: Three more grates could be placed in second story chambers. Size of house could be changed. Bath room could be arranged for off from rear hall, second story, if desired.

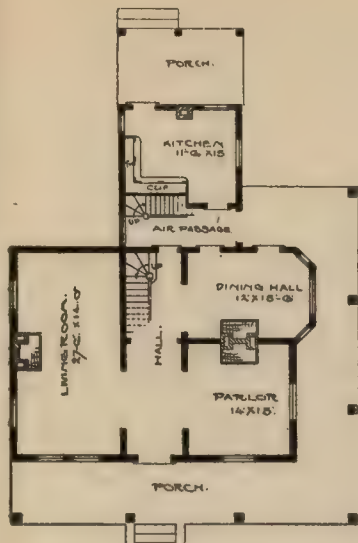
Estimate cost as here shown, \$2,200 to \$2,500.

See price list for cost of full plans, page 9.

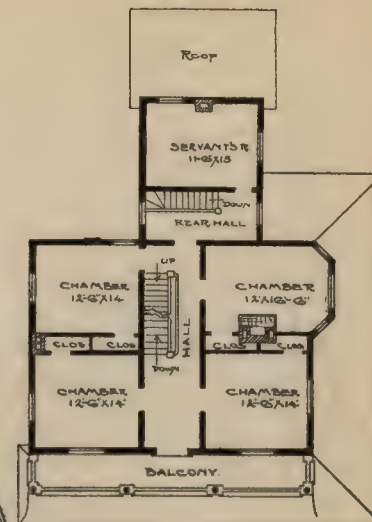
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





FIRST FLOOR PLAN



SECOND FLOOR PLAN



## DESIGN NO. 147.

**F**RAME two story cottage. Size, 30x44 feet over all. Height of stories: First, 9 feet 6 inches; second, 8 feet. Stone or brick foundation. Cement bank cellar under entire house 7 feet deep. First story sides clapboarded; second story sides shingles or clapboarding. Gables and roof shingles.

First story contains entrance and stair hall 8x17 feet, with nook and fire-place in front end. Sitting room, 12x15 feet (with fire-place); dining room, 12x15 feet (with fire-place); kitchen, 11x13 feet 6 inches (with closet and to cellar from same); combination stairs; pantry, 4 feet 6 inches by 9 feet 6 inches; rear and large front porch.

Second floor contains two front chambers, one 10 feet 6 inches by 13 feet 6 inches; one 12x14 feet 6 inches; one rear chamber, 12x12 feet; one 10x10 feet 6 inches; bath room, 5 feet 6 inches by 7 feet, and plenty of closets.

Modifications: Stoned up cellar under whole house. Fire-place in second story chambers. Another dining room could be built on back and rooms changed around so as to have a parlor.

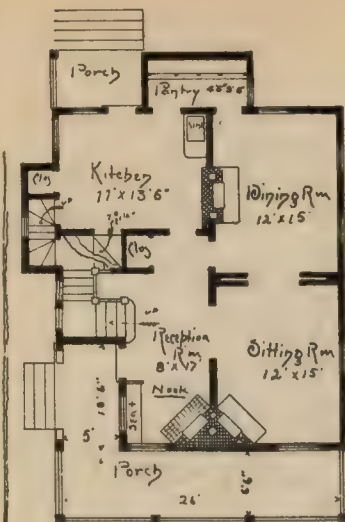
Estimate cost as here shown, pine finish, no plumbing, mantels, grates or heating, \$2,000 to \$2,300.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.

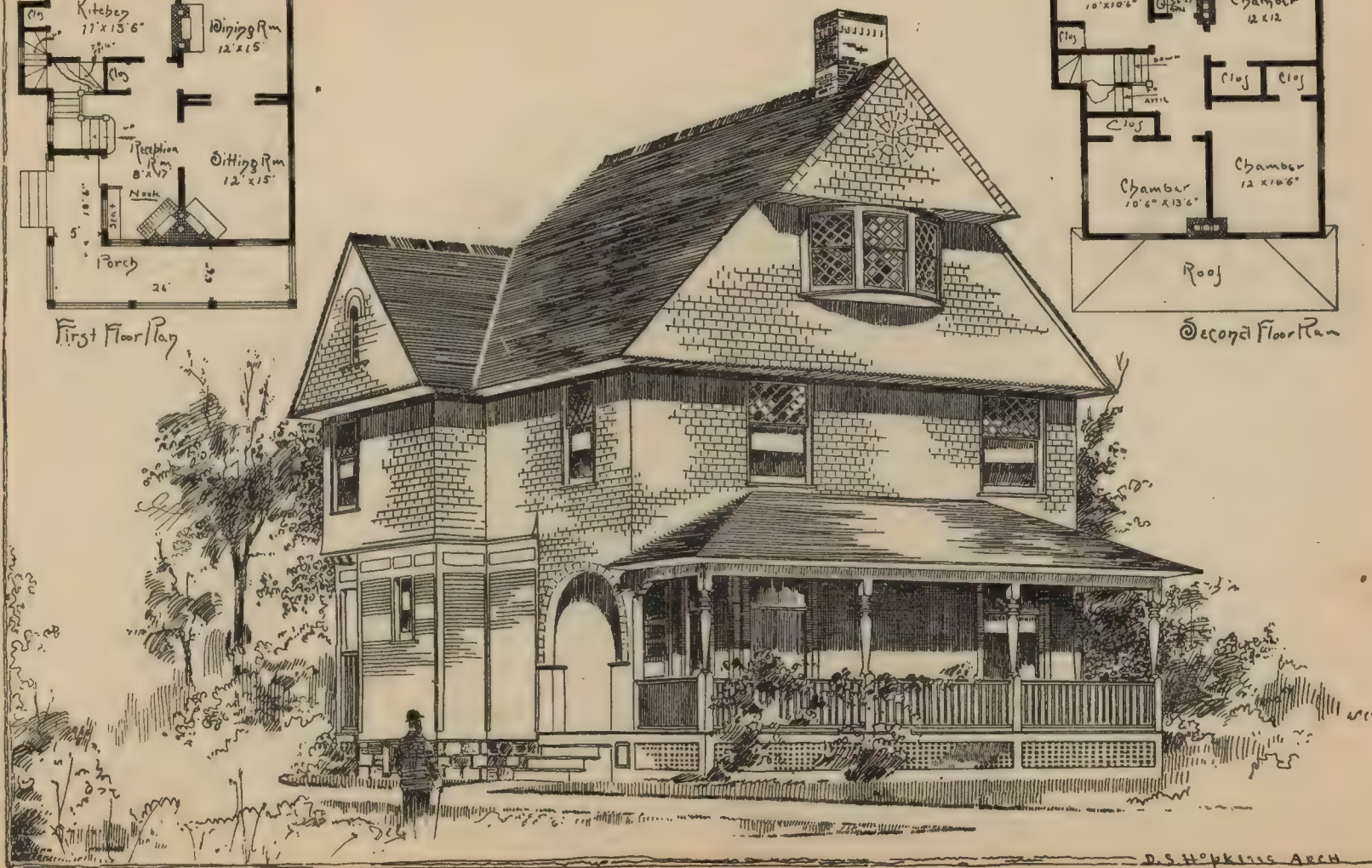




First Floor Plan



Second Floor Plan



## DESIGN NO. 293.

**F**RAME two story dwelling. A study for economy of room, convenience, etc., at small expense. Size, 28x40 feet over all. Height of stories: First, 9 feet 6 inches; second, 8 feet. Cellar under entire house 7 feet deep. Stone foundation. Sides are clapboarded; gables shingled, shingle roof.

First story contains vestibule 4x6 feet 6 inches; reception hall, 12x13 feet 6 inches, with fire-place; front stairs in same; parlor, 13x15 feet 6 inches; dining room, 12x15 feet; kitchen, 11 feet 6 inches by 13 feet; pantry, 6 feet 6 inches by 7 feet 6 inches. Front, rear and side porches.

Second floor contains front chamber 12x13 feet; side front chamber, 13x13 feet; chamber back of stairs, 9x12 feet;

and chamber, 12x13 feet, with bath room 7 feet 6 inches by 9 feet, and attic stairs. Closets to all principal chambers. Main stairs are so arranged as to answer for both front and rear admirably. All pine finish.

Modifications: Front porch can be enlarged, projecting out further from house. More room can be provided by building on another room on back of present kitchen and pantry, and use present kitchen as dining room. Provide rear stairs at same time and go to cellar under same if desired, and house can be cheapened some.

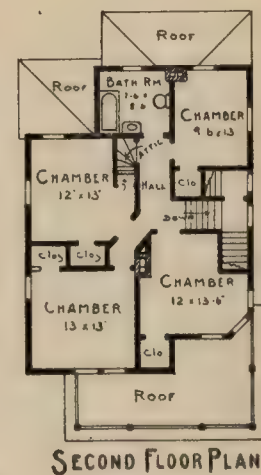
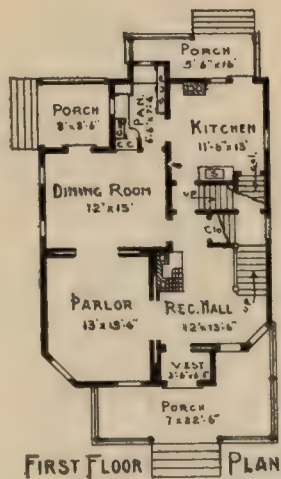
Estimate cost as here shown, \$2,300 to \$2,800 complete.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made





## DESIGN NO. 294.

**F**RAME two story and attic dwelling. A cozy little seven room home. Size, 30x51 feet over all. Height of stories: First, 9 feet 6 inches; second, 8 feet. Stone foundation and cellar under entire house 7 feet deep. First and second stories clapboarded, gables paneled. Shingle roof.

First story contains vestibule 4x4 feet 6 inches; reception hall, with bay and fire-place, 10x15 feet; sitting room, 15x15 feet; with fire-place; dining room, 11 feet 6 inches by 15 feet; pantry, 5 feet 6 inches by 8 feet; kitchen, 11 feet 6 inches by 12 feet. Front and rear stairs. Side porch to kitchen and large front porch.

Second story contains front chamber, with bay, 12x15

feet; chamber back, connecting with door, 13x15 feet 6 inches; and rear chamber, 11 feet 6 inches by 11 feet 6 inches; bath room, 7x10 feet 6 inches, and plenty of closets.

Modifications: Another room for dining room could be built back, with slight change of pantry, for dining room, and present dining room used as a sitting room. Rooms could all be enlarged if desired. Exterior enclosure could be changed.

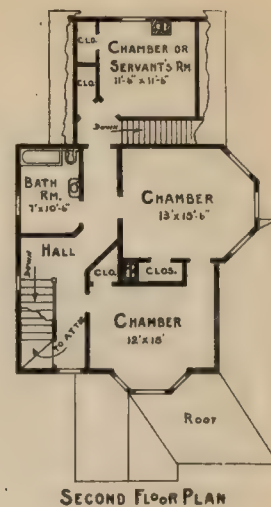
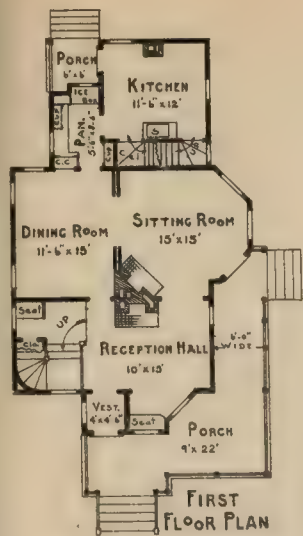
Estimate cost as here shown, with hardwood finish of two rooms first floor and pantry, no mantels, grates or heating, \$2,000 to \$2,300.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made





*W. L. Sprague Hopkins and  
Grand Rapids  
Mich*

## DESIGN NO. 154.

**F**RAME two story dwelling. Size, 31x60 feet over all. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under entire house. Stone foundation and cellar 7 feet deep. Sides clapboarded, gables shingles. Shingle roof.

First story contains hall, 9x18 feet 6 inches, with open stairs; parlor, 12x14 feet, with bay; sitting room, 15x16 feet, with fire-place; chamber or library, 12x14 feet, with closet; dining room, 12x15 feet; kitchen, 12x13 feet 6 inches; cupboards, china closet and kitchen closet; rear stairs and to cellar from kitchen; back and front porches.

Second story contains front chamber, 14 feet 6 inches by 14 feet 6 inches; chamber, 12x14 feet; chamber, 12x13 feet;

two rear chambers, 10 feet 6 inches by 12 feet, and 10x14 feet; bath room, 5 feet 6 inches by 8 feet, with closets to all and attic stairs.

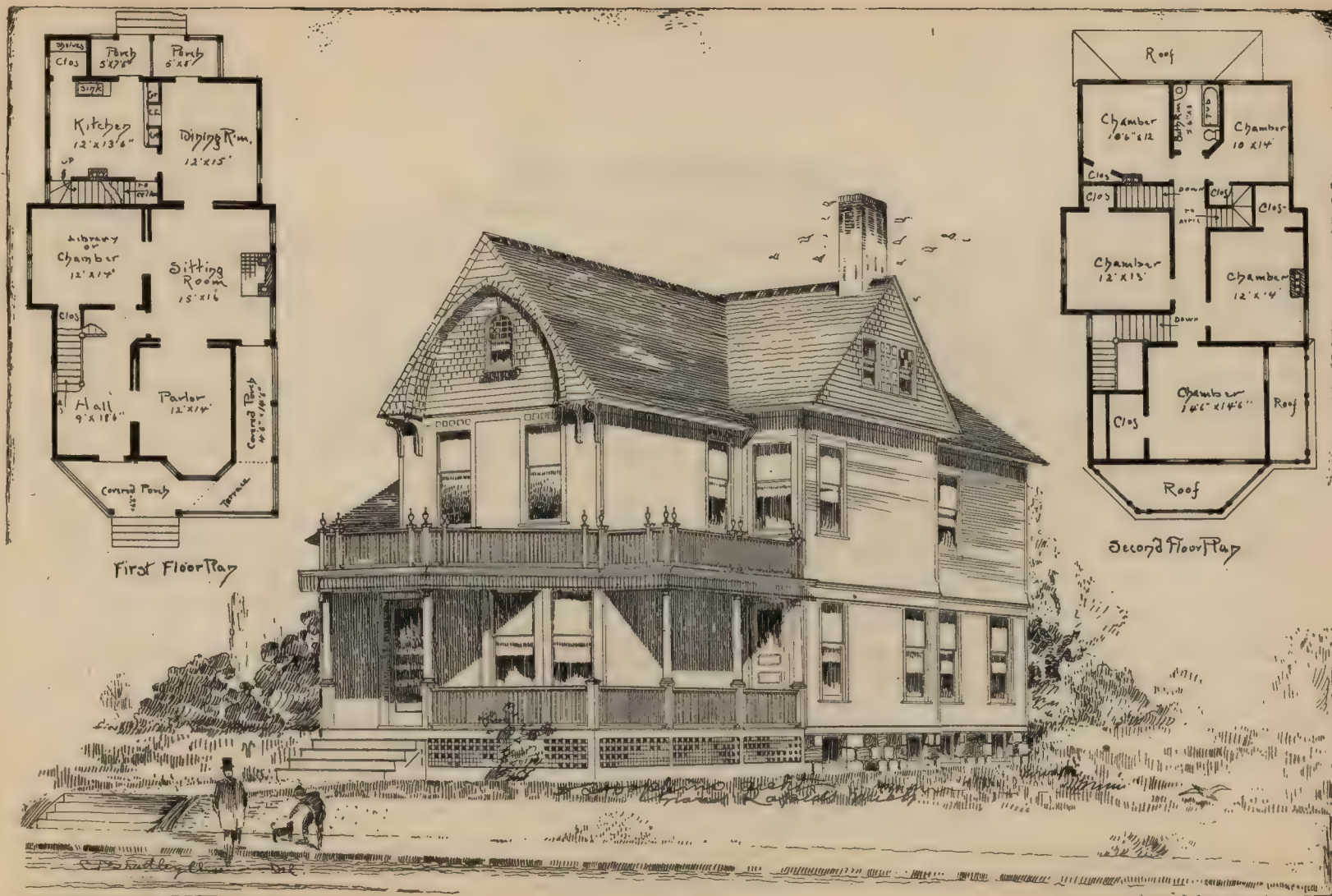
Modifications: Porch in front could be roofed continuous if desired. Fire-place could be put in chamber over sitting room. Lavatory could be arranged for next to kitchen. Closets on rear porch. Contracted for and built as here shown, with four principal rooms and hall in hardwood finish, balance pine, hot air pipes for second floor, no plumbing, mantels, grates or heating, \$2,500. Plumbing and gas pipes add \$225.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 132.

**F**RAME two story cottage. Size, 33x34 feet. A very compact and cozy cottage. Most room for the money is the motto here. Height of stories: First, 9 feet 6 inches; second, 8 feet; stone foundation and cellar under family room, hall and alcove. Stone cellar to bottom. First story sides clapboarded. Second story sides shingled; gables shingles and scrolls. Shingle roof.

First story contains vestibule, 4 feet 6 inches by 7 feet; family room, 13 feet 6 inches by 14 feet, with alcove 7 by 8 feet, and fire-place in same; hall, 6x16 feet, with open stairs in back; dining room or parlor, 13x14 feet, with fire-place; dining room or kitchen, 11x13 feet; pantry, 4 feet 6 inches by 11 feet; future kitchen, 11x11 feet; to cellar from pantry.

Second story contains front family chamber, 13 feet 6

inches by 14 feet, with fire-place; children's room back, 11x11 feet; two chambers on other side of hall, one 10x13 feet 6 inches; one 9x13 feet 6 inches; bath room, 4 feet 6 inches by 6 feet 6 inches, and closets to all chambers.

Modifications: Kitchen can be built on back as kitchen, and present kitchen used as dining room, and front room as parlor where more room is desired. Rooms can be enlarged if required.

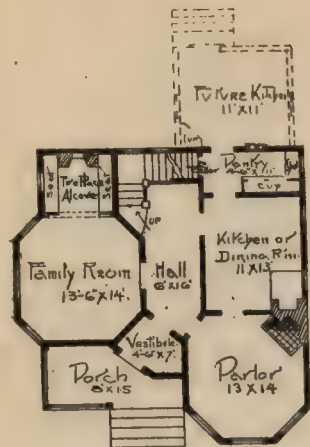
— Estimate cost as here shown without future kitchen, with hardwood finish for first floor, principal rooms and hall; also plumbing, no mantels, grates or heating, \$2,000 to \$2,500. If no plumbing, deduct \$200. If no hardwood, deduct \$100.

See price list for cost of full plans, page 9.

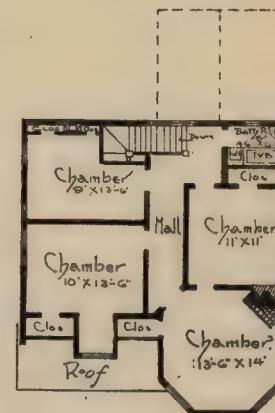
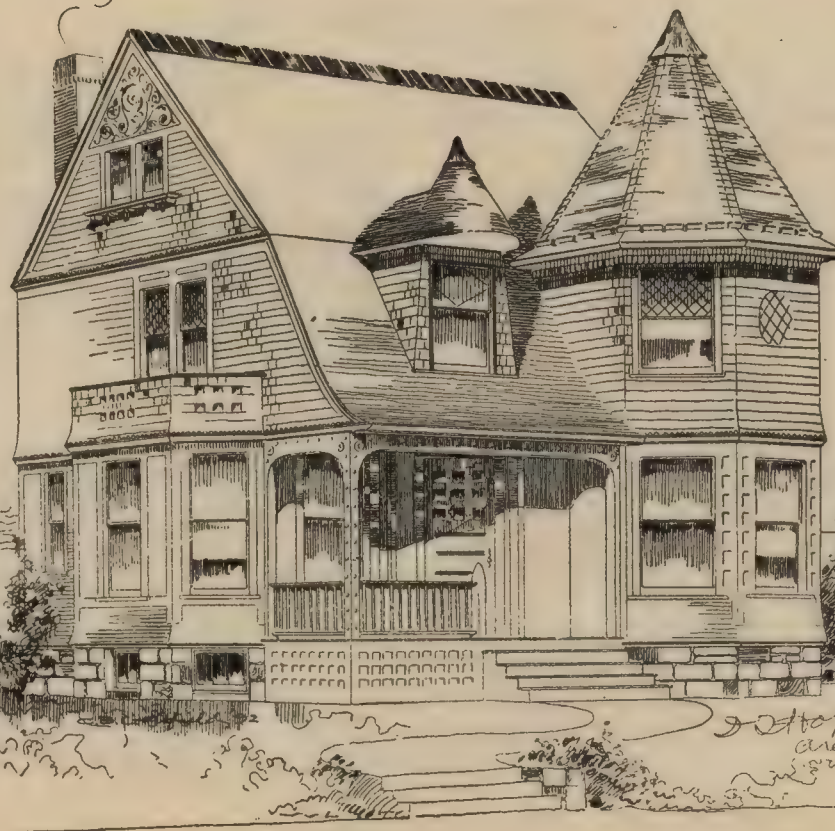
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

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First Floor Plan.



Second Floor Plan.

## DESIGN NO. 75.

**F**RAME two story dwelling. Size, 30x68 feet, including an 8-foot porch in front and 10-foot porch in rear. Height of stories: First, 11 feet 6 inches; second, 10 feet 6 inches. No cellar. Brick foundation and piers. First story sides clapboarded, second story and gables shingled; shingle roof. This is a southern style of house. The first floor is so arranged as to throw all main part rooms and hall together if desired.

First story contains hall, 10x19 feet, with stair case; living room, 15x20 feet, with fire-place; dining room, 12x18 feet, with fire-place; 5-foot open space between dining room and kitchen; kitchen, 13x15 feet, with store pantry, cupboards, etc. Back of the kitchen is a 10-foot porch with back stairs from same. This porch is intended to set stove on for laundry use, etc.

Second floor contains large hall, a bath room or another chamber could be made, if desired, off from it; two good sized chambers, and two rear rooms, closets, etc. Two fire-places could be arranged on second floor directly over those below, if desired, by making slight changes in closets. Pine finish.

Modifications: Size of rooms and size of house changed. Side of main porch could be widened out to line of hall projection. Two fire-places could be provided for in chambers second story. Bath room could be arranged for upon second story if desired by reducing size of one rear chamber and loss of one closet.

Estimate cost is from \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

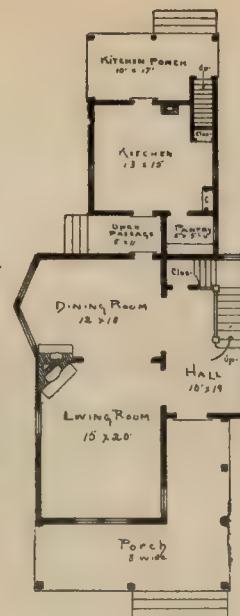
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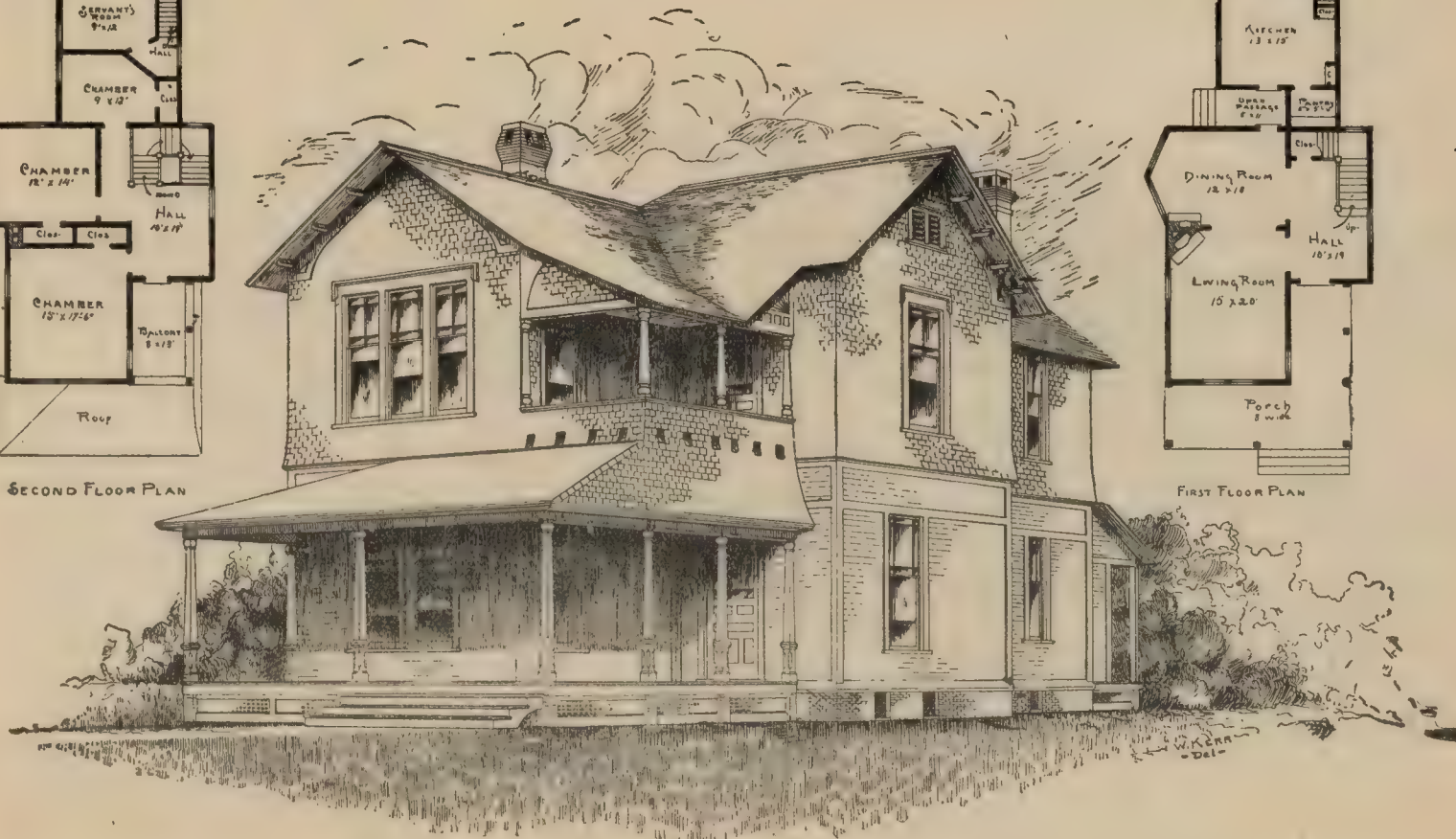




SECOND FLOOR PLAN



FIRST FLOOR PLAN



## DESIGN NO. 295.

**F**RAME two story cottage. This is a square house, the cheapest style of house to build. Size, 30x37 feet, including front porch. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cement bank cellar under entire house 6 feet 6 inches deep. Stone foundation. Sides clapboarded, gables shingled, shingle roof.

First story contains hall, 4x18 feet; parlor, 11 feet 6 inches by 12 feet; sitting room, 12 feet 6 inches by 14 feet; dining room, 12x14 feet 6 inches; kitchen, 11x13 feet; pantry, 5x10 feet 6 inches. Large veranda across the front.

Second floor contains two front chambers, 12x12 feet

average; rear chamber, 10x10 feet 6 inches; one chamber, 10 feet 6 inches by 14 feet. Bath room and five closets. Stairs to attic. Also a good, large balcony over front porch. Finished in pine.

Modifications: Veranda can be widened out to 6 or 7 feet wide in front. Stoned up cellar under whole house. General enlargement if desired. Fire-place in sitting room, dining room and parlor if desired.

Estimated cost is from \$1,800 to \$2,300 complete.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





HOUSES AND COTTAGES.

DESIGN NO. 295.

D. S. HOPKINS, ARCHITECT.

## DESIGN NO. 21.

**F**RAME one and a half story cottage. Size, 27x50 feet, including front porch, 6 feet 8 inches wide by 27 feet long. This makes a compact, pretty house and inexpensive. Height of stories: First, 9 feet; second 8 feet. Stone foundation. Cement shelf bank cellar 7 feet deep. First story sides clapboarded; second story and gables shingled. Shingle roof.

First story contains reception hall, 13x13 feet 6 inches; parlor, 12x14 feet; dining room, 14x14 feet 6 inches; kitchen, 11 feet 6 inches by 13 feet; pantry, 4x9 feet; chamber, 11x12 feet 6 inches; bath room, 5x9 feet, and closet; kitchen porch, 5x13 feet.

Second story contains four fair sized chambers and closets. All pine finish. No plumbing.

Modifications: This house is supposed to be heated with furnace. Fire-place in living room. House can be enlarged if desired. Rear part can be carried up so as to get more chambers if desired. Stoned up cellar.

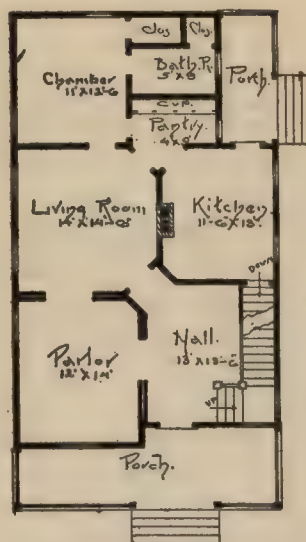
Estimate cost as here shown, \$1,600 to \$1,800.

See price list for cost of full plans, page 9.

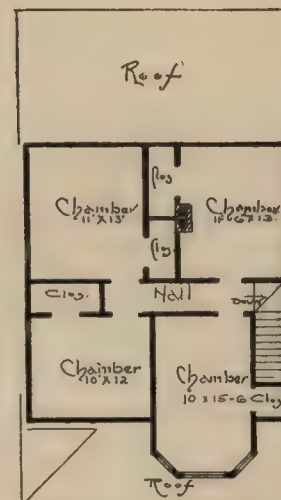
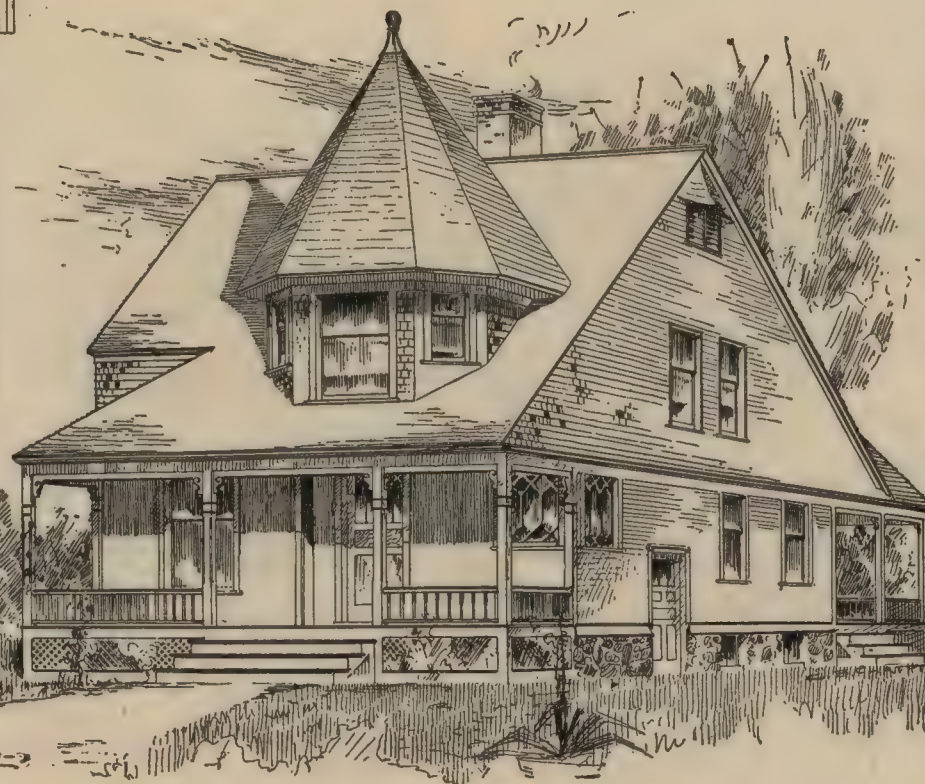
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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

## DESIGN NO. 49.

**F**RAME two story dwelling. Size, 36x44 feet, including bay at dining room, and front porch 6 feet wide. Height of stories: First, 9 feet 6 inches; second, 9 feet. Stone foundation and cellar under whole house 7 feet deep. First and second story sides clapboarded. Gables shingled. Shingle roof.

First story contains vestibule, 5x5 feet 6 inches; hall, 6x19 feet. Stairs can be made open or as shown. Parlor, 12 feet 6 inches by 14 feet; sitting room, 13x18 feet, with fire-place; dining room, 12x16 feet; pantry, 5 feet 6 inches by 12 feet; kitchen, 13x13 feet 6 inches, with closet, cupboards, entry, back stairs, etc.

Second floor contains five good sized chambers and closets to each, bath room, attic stairs, etc. All pine finish. No plumbing, mantels or grates.

Modifications: Front stairs can be open if desired and wash bowl remain with portiere front, or be moved under stairs where closet now is by change of closet in front chamber, second story. Another fire-place can be provided. Front porch can be widened out and rear porch provided.

Estimate as here shown, \$2,500 to \$3,000.

See price list for cost of full plans, page 9.

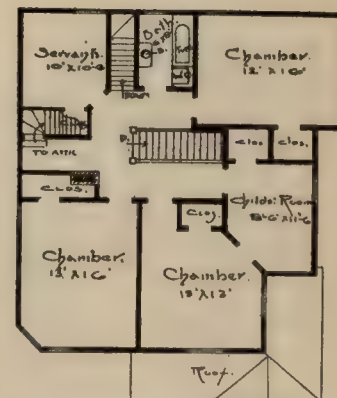
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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



## DESIGN NO. 51.

**F**RAME one and a half story cottage. Size, 30x50 feet, not including side porch, which is 8x28 feet, with terrace in front 5x20 feet. This is a quaint, picturesque design. The plan has many meritorious points, multum in parvo for one. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation and cellar under main part 7 feet deep. Sides first story clapboarded, second story and gables shingled. Shingle roof.

First story contains vestibule, 4x7 feet; reception hall, 13x15 feet; parlor, 13x16 feet 6 inches, with fire-place; dining room, 12x16 feet; chamber, 11 feet 6 inches by 12 feet; bath room, 5x9 feet 6 inches; pantry, 5x12 feet; kitchen, 12

feet 6 inches by 14 feet; fuel room, kitchen closet and kitchen porch.

Second floor contains four medium sized chambers and closets. All pine finish. No mantels, grates or plumbing.

Modifications: Vestibule can be omitted, and reception room can be used as stair or reception hall. Front stairs can be provided in same. Fire-place can be provided in front chamber, second floor. Rear second story can be carried up and another chamber or two can be provided.

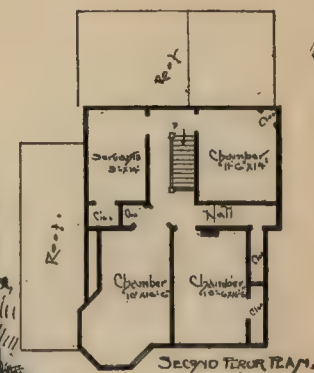
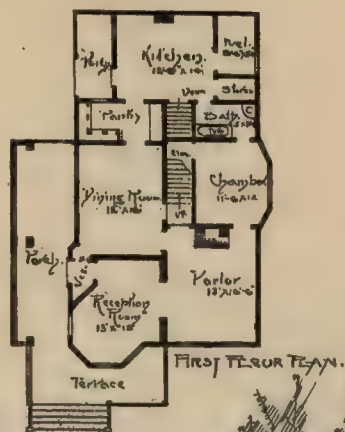
Estimate cost as here shown, \$2,000 to \$2,600.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 53.

**F**RAME two story cottage. Size, 37x70 feet, including rear porch 6 feet, and front porch, 8 feet wide. Height of stories: First, 11 feet; second, 10 feet. No cellar. Set on posts or piers. Sides clapboarded, gables shingled. This is a resort or southern style dwelling.

First story contains an 8-foot porch on side and front with circular corners; parlor, 15x20 feet, with large fire-place; stair hall, 12 feet 6 inches by 15 feet, opening into dining room 15x15 feet (with large opening). The whole of this first floor opens up about the same as one room if desired. Back of this main part is an open passage 7 feet wide, containing rear stairs; pantry, 5x10 feet 6 inches; large closet and kitchen 12x15 feet, in rear wing.

Second story contains three good sized chambers; hall and closets in main part, with bath room and servant's room, hall, etc., in rear part. Pine finish throughout. No plumbing.

Modifications: Set on foundation with cellar. Take space occupied with open hall, pantry, closet, etc., and make a dining room of same, use a piece off from side kitchen porch for pantry, extend up into dining room, so as to get door into pantry as well as from kitchen. These changes make a good all-the-year-around house. Other fire-places can be provided for if desired.

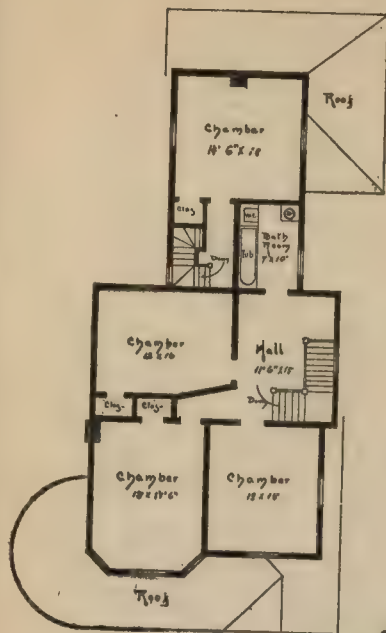
Estimate cost as here shown, \$2,500 to \$3,000.

See price list for cost of full plans, page 9.

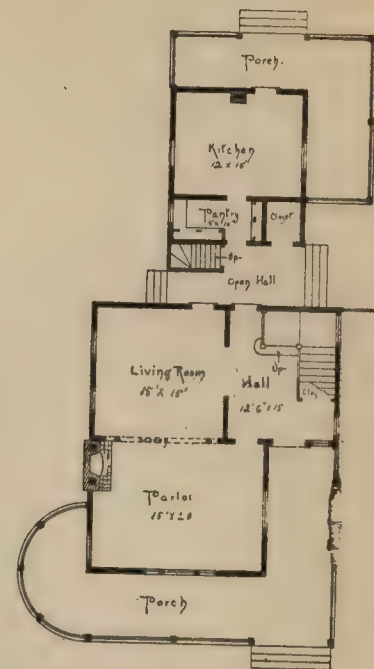
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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made





Second Floor Plan



First Floor Plan

## DESIGN NO. 296.

**F**RAME two story cottage. A very popular design for an inexpensive dwelling, considering the amount of room and conveniences it contains. Size, 35x50 feet over all. Height of stories: First, 10 feet; second, 9 feet; cellar under entire house, 7 feet deep. Stone foundation to cellar bottom. Sides clapboarded; gables shingled; shingle roof.

First story contains vestibule, 3 feet 6 inches by 6 feet; reception hall, 10 feet 6 inches by 13 feet 6 inches; parlor, 14x16 feet, with fire-place; sitting room, 11x17 feet 6 inches; dining room, 12x14 feet 6 inches; kitchen, 10x12 feet 6 inches; pantry, 5x8 feet; conveniently arranged lavatory; back and front stairs; front and side porches.

Second story contains front chamber, 13x14 feet; side

front bay chamber, 11x12 feet; chamber back of stairs, 10 feet 6 inches by 14 feet; side projecting chamber, 11x12 feet; bath room, 7 feet 6 inches by 8 feet 6 inches. Hardwood finish for best rooms, first floor and pine for balance. No plumbing, mantels, grates or heating.

Modifications: Back part can be carried up same height as main rear part and two more chambers provided for. Stairs can be made open all the way up if desired. By some changes in closet, second floor, a fire-place can be put in front chamber. Exterior can be changed.

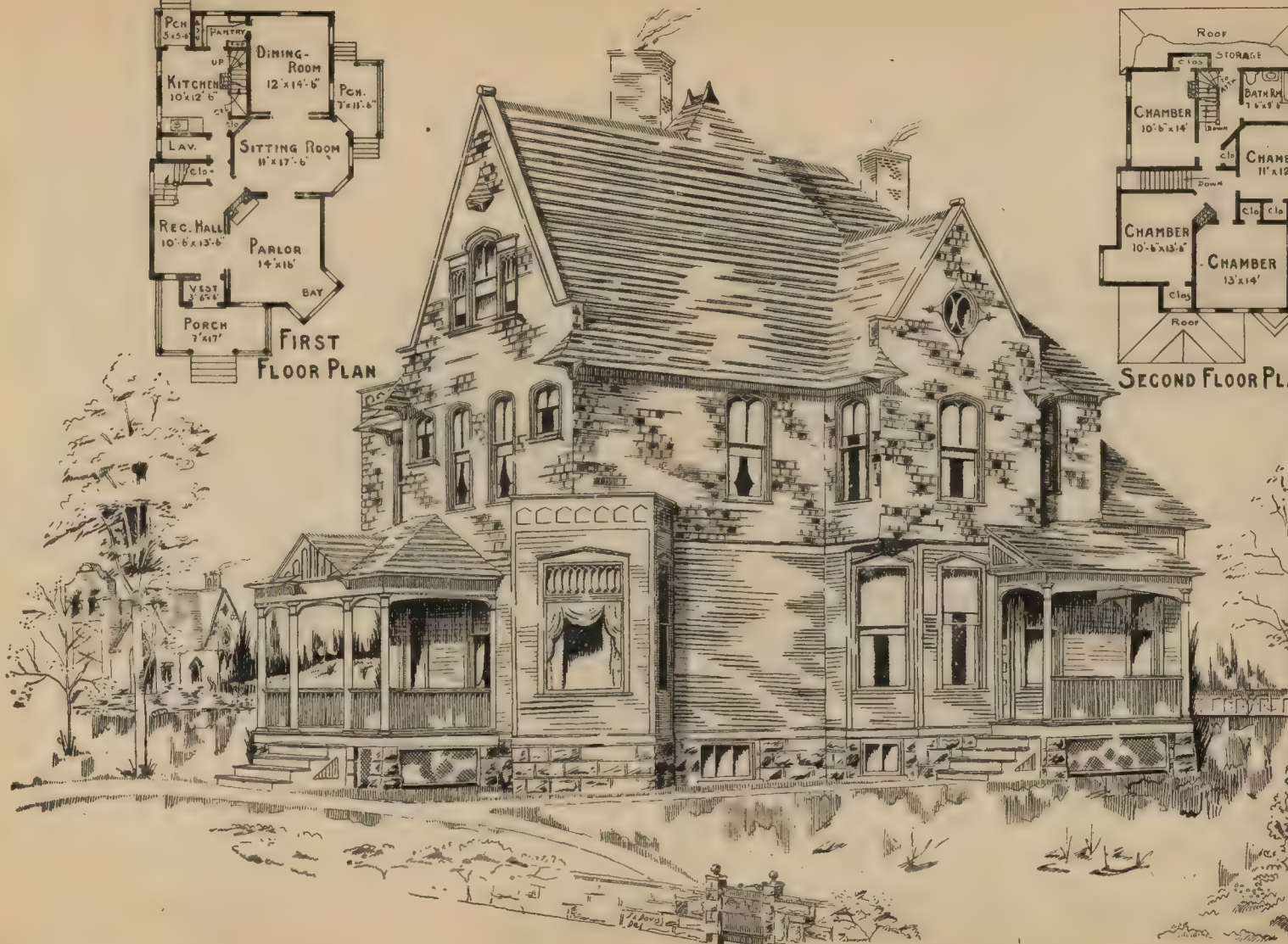
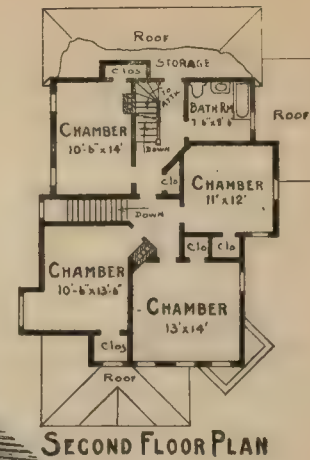
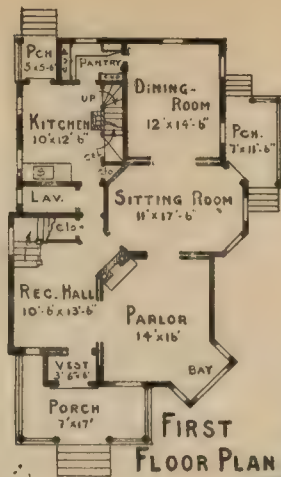
Estimate cost as here shown, \$2,500 to \$2,800.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 297.

**F**RAME two story and attic double flat tenement. Size, 29x56 feet over all. The entrance to both tenements is from front porch, one equally as good as the other. You enter a vestibule and go up stairs into parlor, and on first floor directly into parlor from vestibule. The arrangement of rooms is just the same upon both floors, except that second floor has the use of attic, where two or three chambers could be finished off if desired. Second floor has an independent rear stairs, down to rear porch, and from there to cellar; cellars are separated by brick walls, the fuel will be kept there; and second floor tenement has a dumb waiter wood box running from wood cellar to kitchen, of size to hold a day's supply of wood. Height of stories: First, 9 feet; sec-

ond, 9 feet; cellar under rear part. Stone foundation to cellar bottom. Sides clapboarded, gables clapboarded and shingled. Shingle roof.

Both stories contain vestibule, 4x5 feet; sitting room, 13x13 feet; living room, 13x15 feet 6 inches; front chamber, 11x12 feet; kitchen, 12x12 feet; pantry, 5x12 feet; rear chamber, 12x13 feet; closets to all chambers; bath room, 7 feet 6 inches by 7 feet 7 inches. Finished in pine throughout. No plumbing.

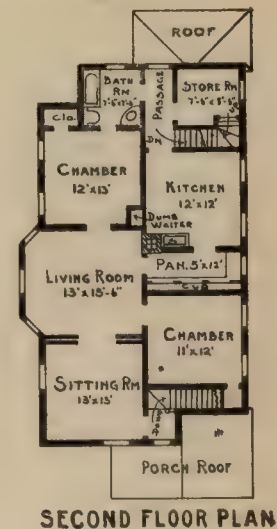
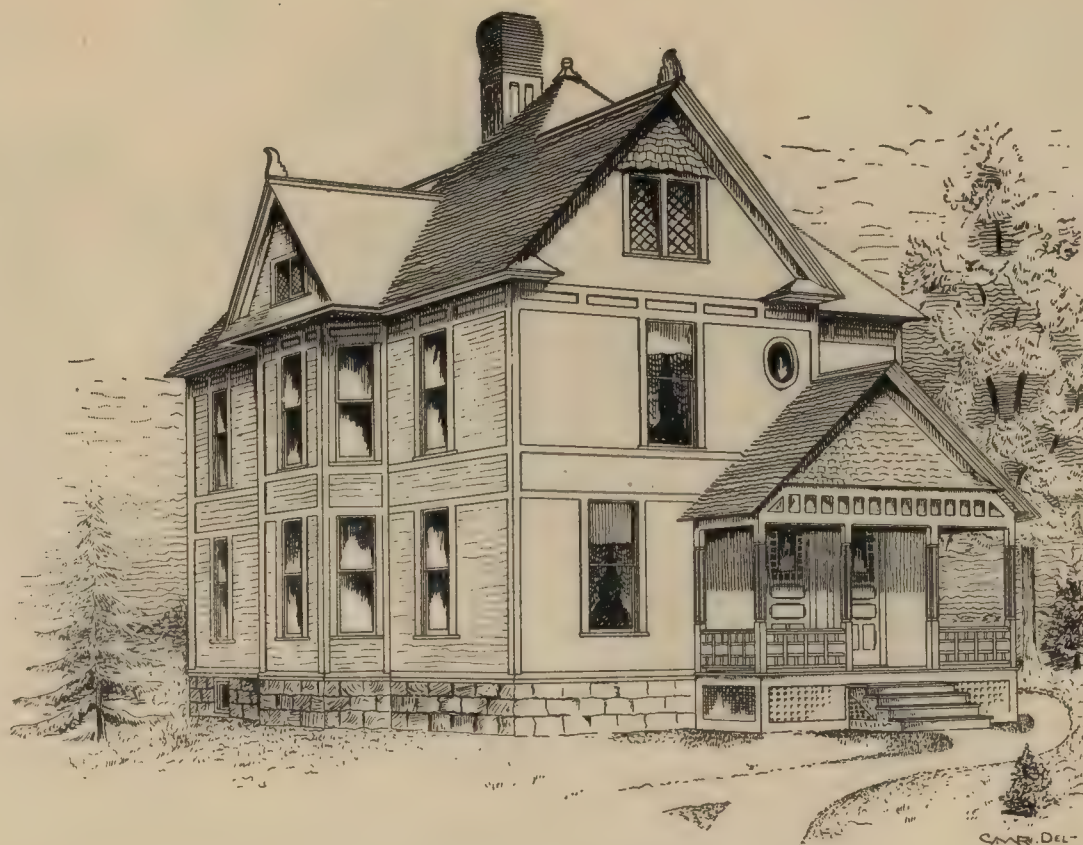
Estimate cost as here shown, \$2,200 to \$2,500.

See price list for cost of full plans, page 9.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





HOUSES AND COTTAGES.

DESIGN NO. 297

D. S. HOPKINS, ARCHITECT.

## DESIGN NO. 64.

**T**HIS is a southern style of house, but equally as good for a northern house when plenty of porches are desired. Size, 38x56 feet over all. Frame two story residence and high attic. Height of stories: First, 11 feet; second, 10 feet. Set on posts or piers; sides clapboarded; gables shingled. Shingle roof.

First story contains hall, 7 feet 6 inches by 16 feet, with stairs from same; parlor, 15x16 feet, with fire-place; dining room, 14x17 feet 6 inches, with fire-place; chamber, 12x14 feet; kitchen, 11 feet 6 inches by 12 feet 6 inches; pantry, 5x9 feet. Back stairs, kitchen, closet, etc.

Second story contains two front chambers, 11x12 feet 6 inches each; octagon chamber, 14x14 feet and a chamber 11x11 feet 6 inches; servant's chamber, 8 feet 6 inches by 13 feet 6 inches; bath room, 6x7 feet 6 inches. Pine finish. No plumbing, mantels or grates.

Modifications: Could be set on foundation and cellar put under to suit. A fire-place could be provided in chamber second floor.

Estimate cost as here shown, \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

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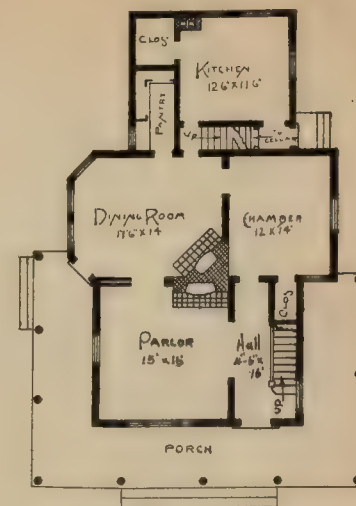


A Southern Residence

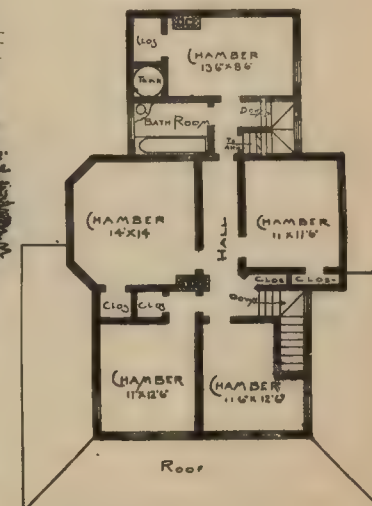
D.S. Hopkins Archt  
Grand Rapids Mich.

HOUSES AND COTTAGES.

DESIGN NO. 64.



-FIRST FLOOR PLAN-



-SECOND FLOOR PLAN-

D. S. HOPKINS, ARCHITECT.

## DESIGN NO. 92.

**F**RAME two story dwelling. Size, 26x50 feet. This is an enlargement of my \$800 prize design, No. 10, Book 4, which is a great favorite; but as many wish a little more room I have shown how it can be had without much extra cost. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under all of house back of parlor. Stone foundation to cellar bottom 7 feet deep. First and second stories clapboarded, gables shingled and paneled. Shingle roof.

First story has front porch, 9x9 feet; also dining room and kitchen porches; vestibule, 4x6 feet; parlor, 13x14 feet; sitting room, 12x16 feet, with fire-place; hall, 6x12 feet, connecting with sitting room with large opening so that it is as part of same; stairs start from hall and are open up five steps, can there be closed off by a door or portiere, they are termed double acting stairs, as they are used from kitchen as well;

dining room, 12x14 feet 6 inches; kitchen, 11x13 feet; pantry, 6x8 feet 6 inches; and store room, 5x6 feet, sink, cellar stairs, etc.

Second story contains four chambers, closets and bath room, no attic except for storage. All pine finish throughout. No plumbing, mantels, grates or heating.

Modifications: Front porch can go across the front of main part. Front stairs can be open stairs and rear stairs built in store room off from kitchen. This would change chamber arrangement very slightly in landing of rear stairs. Dining room porch could be changed into conservatory opening from dining room.

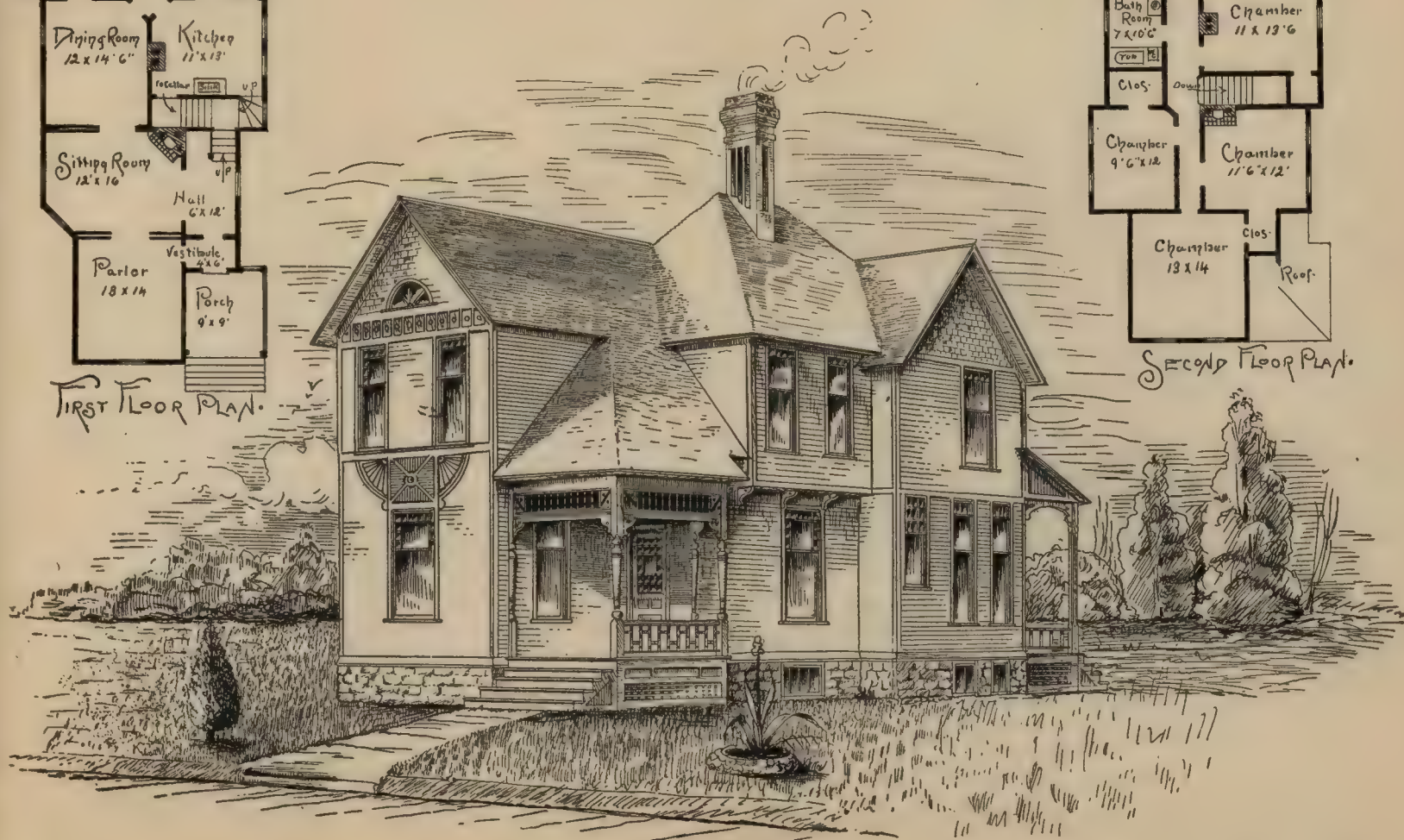
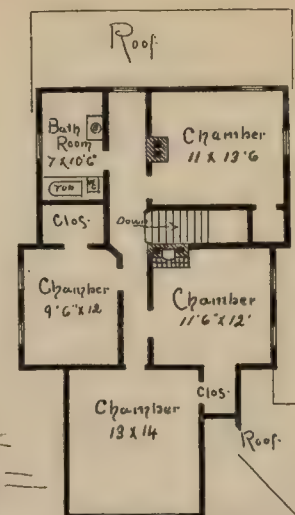
Estimate cost as here shown, \$1,800 to \$2,200.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 298.

**F**RAME two story cottage, rather attractive. Size, 26x43 feet. Height of stories: First, 9 feet 6 inches; second, 8 feet 6 inches; cellar under center part of building, 7 feet deep. Stone foundation. Exterior sides clapboarded, gables paneled and shingled. Shingle roof.

First story contains hall, 6x11 feet 6 inches; parlor, 12x15 feet 6 inches, sitting or dining room, 13x14 feet 6 inches, with fire-place; chamber or dining room, 11x14 feet 6 inches; kitchen 11 feet 6 inches by 12 feet 6 inches; pantry, 6x7 feet. Front and side porches, closets, etc., and double acting stairs.

Second story contains front chamber, 12x15 feet; side chamber, 9 feet 6 inches by 14 feet; side chamber, 11x14 feet; bath room, closets to all chambers. Pine finish. No mantel, grate or plumbing.

Modifications: Cellar under whole house. Rear part can be carried up and another chamber provided for.

Estimate cost as here shown, \$1,800 to \$2,200.

See price list for cost of full plans, page 9.

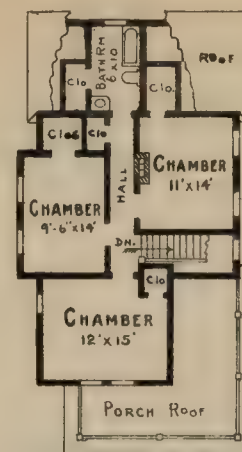
The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





FIRST  
FLOOR PLAN



SECOND FLOOR PLAN



## DESIGN NO. 140.

**F**RAME two story cottage. Size, 30x32 feet over all. This design would make a good summer resort cottage as well as a permanent all-the-year house. Height of stories: First, 9 feet 6 inches; second, 8 feet. Stone foundation and cellar under the whole house 7 feet deep. First story sides clapboarded; second story shingles or clapboard-ing. Gables and roof shingles.

First story contains sitting hall, with fire-place and stair case, 12x19 feet; dining room, 12x16 feet, with fire-place; kitchen, 12x12 feet; pantry, 4 feet 6 inches by 5 feet 6 inches; chamber, 12x12 feet, with closet; large front porch, 8x22 feet.

Second story contains two front chambers, one 12x14 feet,

and one 12x16 feet; side chamber, 11x11 feet; servant's room, 10 feet 6 inches by 12 feet; bath room, 5 feet 6 inches by 9 feet 6 inches, with closets to all chambers.

Modifications: Hall could be cut off from sitting room 4 feet wide and stairs at end reversed, and have sitting room, 12x15 feet, with fire-place same as now. Extra room can be built on for kitchen so as to enlarge present kitchen and make dining room of it. Fire-place in second story if desired.

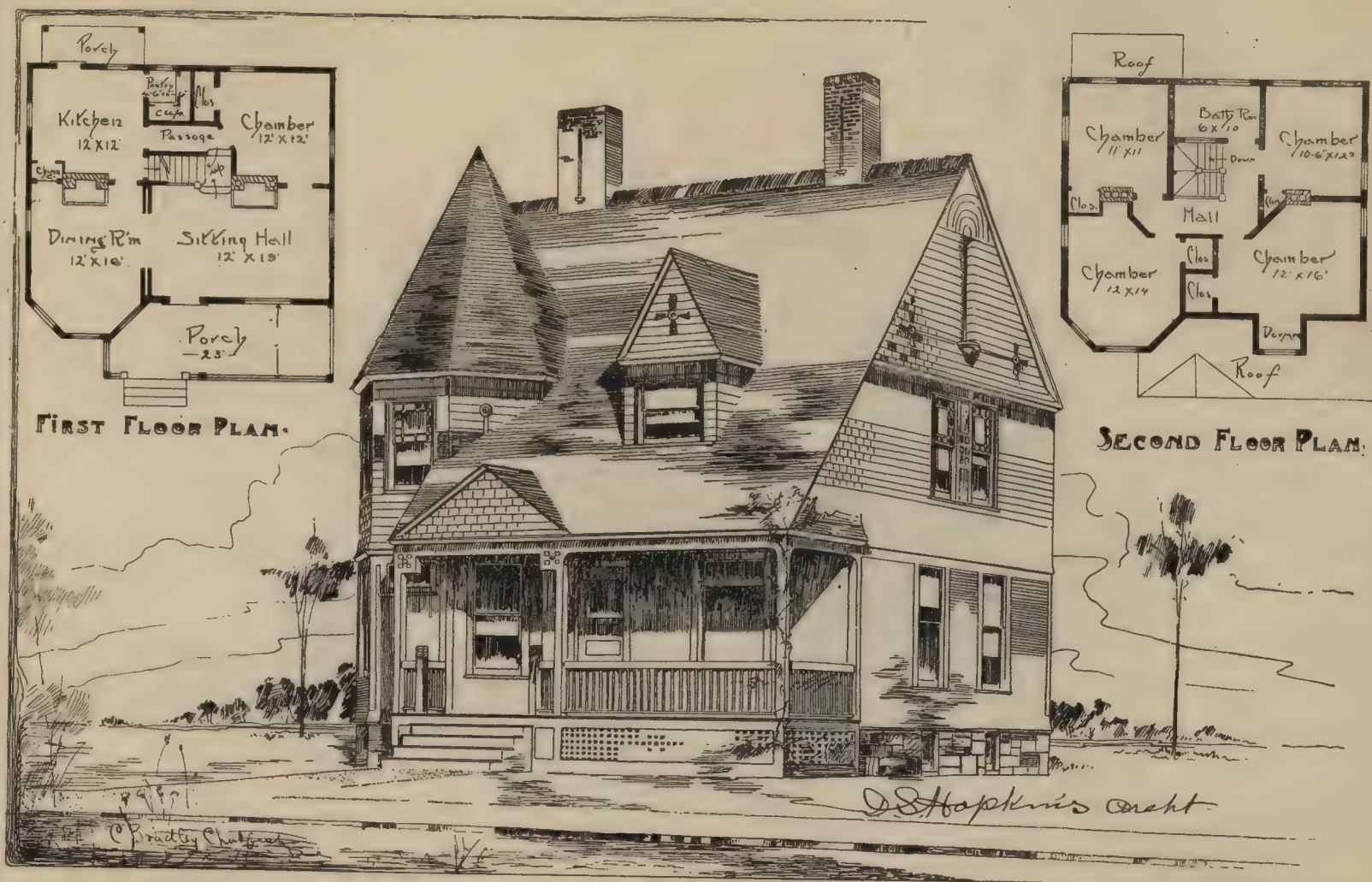
Estimate cost as here shown, pine finish, no mantels, grates or heating, \$1,800 to \$2,200.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these building in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 299.

**F**RAME two story dwelling. Size, 27x41 feet over all. Height of stories: First, 10 feet; second, 9 feet 6 inches. Stone foundation and cellar under whole house.

First story clapboarded. Second story clapboards or shingles. Shingle gables. Shingle roof.

First story contains vestibule, 4x6 feet; reception or sitting hall, 13x14 feet (with fire-place and stair case); parlor or sitting room, 13x15 feet (with fire-place); dining room, 12x16 feet (with fire-place); kitchen, 10 feet 6 inches by 14 feet with closet, cupboards, etc. From reception hall you can reach all principal rooms and up stairs. Back of fire-places there is a fire-proof closet. Large front porch.

Second story contains two front chambers, one 13x15 feet; one 13 feet 6 inches by 14 feet 6 inches; two back, one 11x14 feet 6 inches, one 10x11 feet, and closets to all. Bath room, 5 feet by 7 feet 6 inches.

Modifications: House could be enlarged and another room added in rear to first and second stories.

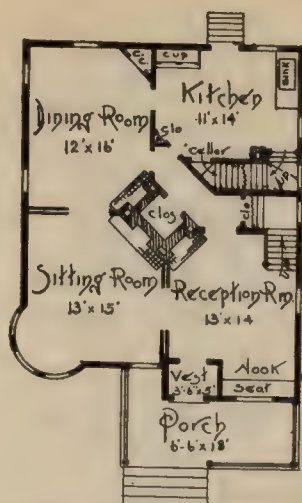
Estimate cost as here shown, no mantels, grates or heating, pine finish, \$1,800 to \$2,100. Add for hardwood finish in three principal rooms and vestibule, including stairs as far as in sight from reception hall, \$75.

See price list for cost of full plans, page 9.

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For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.

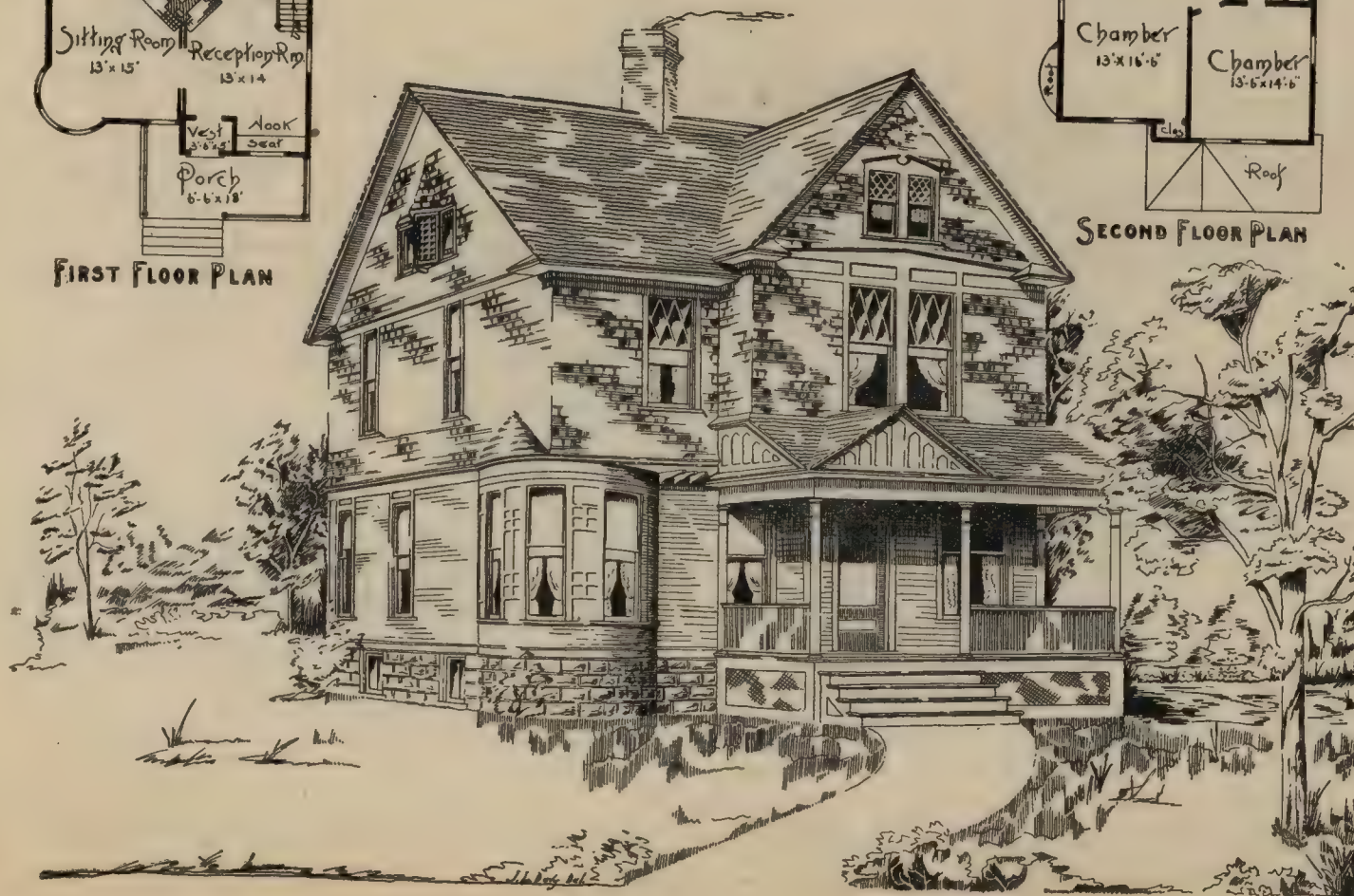




FIRST FLOOR PLAN



SECOND FLOOR PLAN



## DESIGN NO. 180.

**F**RAME two story cottage. Size, 33x42 feet over all. A cheap convenient square house. Height of stories: First, 9 feet; second, 8 feet 6 inches. Stone foundation and cellar under entire house 7 feet deep. First story clap-boarded. Second story and gables shingled. Shingle roof.

First story contains vestibule, 5x8 feet and closet; hall, 7 feet 6 inches by 13 feet, with closed stair case from same with side hand rail; parlor, 11 feet 6 inches by 13 feet, with fire-place; sitting room, 13x14 feet; dining room, 12 feet 6 inches by 14 feet; pantry, 5 feet 6 inches by 10 feet 6 inches; kitchen, 12x14 feet. There is a passageway from kitchen to front hall by two doors and off from this passage way is a lavatory 3 feet 6 inches by 4 feet. Large front porch.

Second floor contains two front chambers, one 12x13 feet; one 13x14 feet; two in rear, one 11 feet 6 inches by 12 feet; one 10 feet 6 inches by 11 feet, and plenty of closets; bath room, 6x9 feet; pine finish, no mantels, grates or heating.

Modifications: Fire-place could be placed in sitting room and dining room if desired. Hardwood finish in principal rooms. Fire-place could be put in three chambers second floor if required.

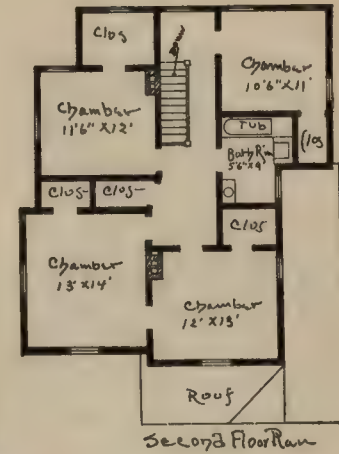
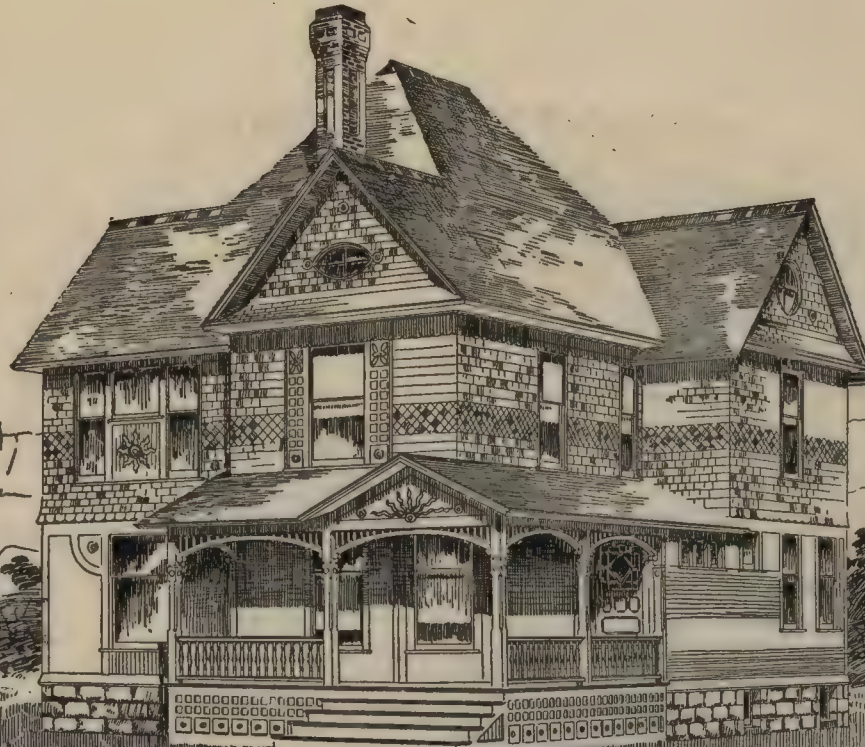
Estimate cost as here shown, \$2,000 to \$2,500.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





HOUSES AND COTTAGES.

DESIGN NO. 180.

D. S. HOPKINS, ARCHITECT.

## DESIGN NO. 181.

**F**RAME two story cottage, Size, 31x52 feet over all. A desirable double room front design. Height of stories: First, 9 feet 4 inches; second, 8 feet 2 inches. Stone foundation and cellar under dining room and chamber and rear part 7 feet deep. Arranged for furnace heating. First and second stories clapboarded. Gables shingled. Shingle roof.

First story contains vestibule, 5 feet 6 inches by 6 feet; sitting hall, 13 feet 6 inches by 18 feet, with fire-place; parlor, 12 feet 6 inches by 13 feet; dining room, 12x16 feet; chamber, 12x13 feet 6 inches with closet; and kitchen, 10 feet 6 inches by 13 feet; bath room, 6 feet 6 inches by 6 feet 6 inches; pantry, 4 feet 6 inches by 9 feet; servant's water closet off from rear porch. Rear and large front porch. Back and front stairs.

Second floor contains two front chambers in suite, one 13x18 feet; one 10 feet 6 inches by 13 feet; two back, one, 12x14 feet 6 inches, and one 12x13 feet; closets, lavatory, 4x8 feet; storage, etc.

Modifications: Fire-place in chamber or dining room, also in one other chamber, second floor, if desired. Cellar under whole house divided into two parts. No plumbing, mantels, grates or heating. Plumbing costs \$300. Hardwood for four rooms, including hardwood stairs over pine \$100.

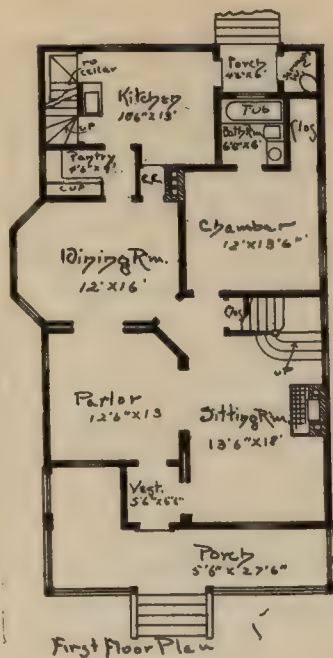
Estimate cost as here shown, \$2,200 to \$2,600.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





D. S. Hopkins Archt.  
GRAND RAPIDS Mich.

## DESIGN NO. 182.

**F**RAME two story cottage. Size 28x45 feet over all. Height of stories: First, 9 feet 4 inches; second, 8 feet 2 inches. Cement bank shelf cellar under entire house 6 feet 6 inches deep. Stone foundation. First and second stories clapboarded, Gables and roof shingles.

First story contains vestibule, 5x5 feet; sitting room, 13x16 feet, with fire-place; parlor, 13x14 feet; stair hall, 7x13 feet, with lavatory; dining room, 12x16 feet; kitchen, 10x14 feet, with cupboards; pantry, 4 feet 6 inches by 9 feet. Rear and large front porch.

Second story contains two front chambers, one 12x14 feet; one 12 feet 6 inches by 14 feet 6 inches; one rear, 11x15 feet 6 inches; one 10 feet 6 inches by 11 feet, with closets; bath room, 5x11 feet.

Modifications: Fire-place in dining room, also in chamber, second floor. House could be generally enlarged.

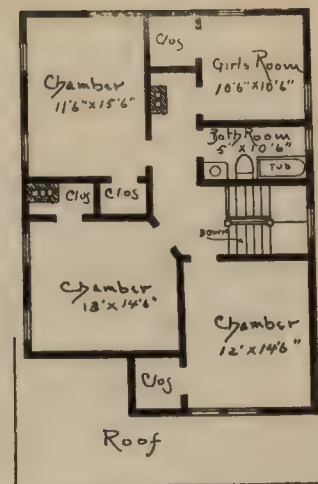
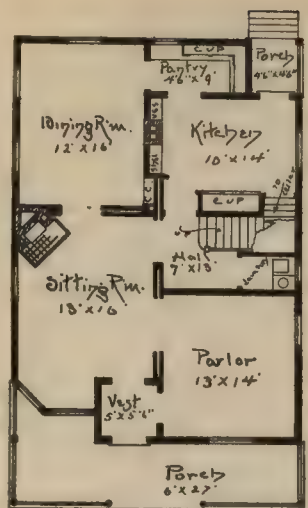
Estimated cost as here shown, pine finish, no plumbing, mantels, grates or heating, \$1,800 to \$2,000. Plumbing, \$150. Hardwood for three rooms and hall, \$85.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with price list of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 186.

**F**RAME two story cottage. Size, 30x52 feet over all. This is rather a peculiar arrangement of floor plan, and yet one of merit. The parlor and library or sitting room are virtually one room; one fire-place does nicely for both, and a grille finish and portiere can be provided for where shown if desired. The bath room is arranged off from side of kitchen with door from same, and also door from stair landing, making the bath room convenient from all parts of house, and also reducing the plumbing to a minimum in cost; or where one can't afford full plumbing a bath tub could be provided and water heated at stove, and carried in for bathing purposes.

First story contains vestibule, 5x6 feet; parlor, with bay, 12x17 feet; library or sitting room, 13 feet 6 inches by 15 feet, with bay and fire-place between the two; dining room, 13x15 feet, with fire-place and bay; pantry, 5x8 feet 6 inches; kitchen, 11x13 feet, with store closet and fuel room off from

same, and porch each side; bath room, 5x10 feet. Main stairs from library and to cellar from pantry. Large front porch.

Second story contains front chamber, 12x17 feet; and two back, one 11x12 feet; one 11x11 feet 6 inches, and servant's room, 10x14 feet 6 inches, and closets to all, storage, etc.

Modifications: Cellar under entire house. Bath room could be changed to second story. Stairs could be turned around and library used as chamber by partitioning off same from parlor and vestibule. Another fire-place could be placed in chamber, second floor.

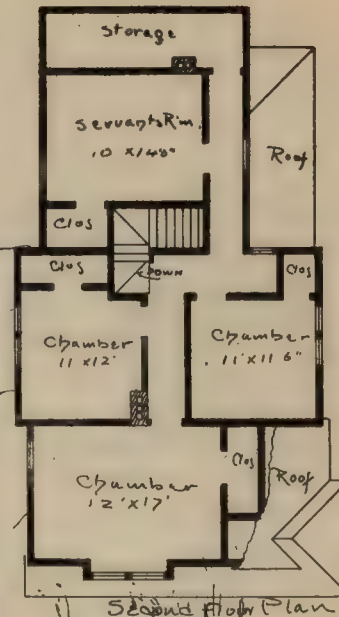
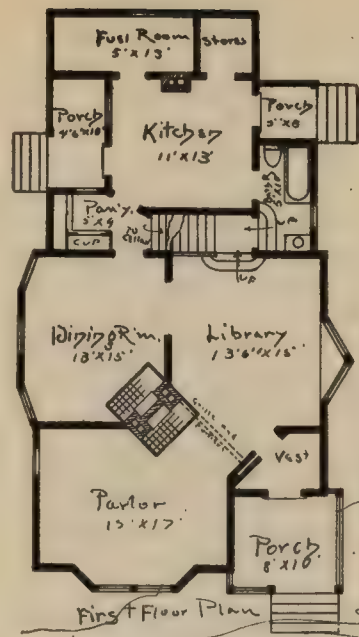
Estimate cost as here shown, no plumbing, mantels, grates or heating, pine interior finish, \$1,800 to \$2,100.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with pricelist of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





## DESIGN NO. 187.

**F**RAME two story dwelling. Size, 40x44 feet over all. Height of stories: First, 10 feet; second, 9 feet 6 inches. Stone foundation and cellar under entire house 7 feet deep. First and second stories clapboarded. Gables shingled. Shingle roof. This is an odd arrangement, a little off from the usual, but think upon investigation you will say it is a pleasant and convenient combination. It opens up so pleasant and the first view on entering hall will be fine. The stair case, landing and bay is rich in general effect, with fire places and glimpses into the adjoining rooms, all giving richness and grandeur to the first impression.

First story contains vestibule, 5x5 feet 6 inches; hall, averaging 8x20 feet, with fire-place and stair case, bay, etc.; parlor, 12 feet 6 inches by 14 feet; sitting room or library, 13 feet 6 inches by 14 feet, with bay and fire-place; dining room, 12x16 feet, with fire-place; off from dining room and adjoin-

ing vestibule is a toilet room with wash bowl; kitchen, 10x13 feet 6 inches; pantry, 7x7 feet; entry or storage place, 6x7 feet 6 inches; rear stairs from same and place for refrigerator; rear porch and large front porch.

Second story contains three front chambers; one 12x12 feet; one 11 feet 6 inches by 12 feet; one 12x13 feet, with fire-place; servant's room, 8x10 feet 6 inches, and closets to all chambers; attic stairs.

Modifications: A fire-place in parlor and one in chamber, directly over two chambers in front second story instead of three. Laundry in basement.

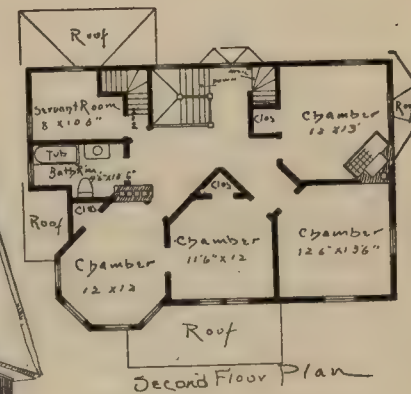
Estimate cost as here shown, hardwood first floor, principal rooms. Pine, balance of finish. Plumbing complete. No mantels, grates or heating, \$3,000 to \$3,500.

See price list for cost of full plans, page 9.

The lowest estimate of cost is in accordance with pricelist of material and labor as given on page 7, and by comparing with your local prices, you can ascertain the cost of any of these buildings in your vicinity.

For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





*D. S. Hopkins archit.  
Lafayette, Pa.*

## DESIGN NO. 31.

**F**RAME two story cottage. Size, 28x44 feet—nearly square. With every part of room economized it makes a very cheap, pleasant home. Height of stories: First, 10 feet; second, 9 feet 6 inches. Cellar under whole house 7 feet deep. Stone foundation to cellar bottom. Sides clapboarded; gables, fancy battens and panels. Shingle roof.

First story contains vestibule, 4x6 feet, with closet; reception hall, 10x12 feet; parlor, 13 feet 6 inches by 16 feet 6 inches, with fire-place; dining room, 12x13 feet 6 inches; kitchen, 10x12 feet; pantry, 7x11 feet. Front and back stairs. Front and rear porches.

Second story contains front chamber, 12x13 feet, and one 11 feet 6 inches by 17 feet 6 inches, and back of same

chambers 10x10 feet and 10x11 feet; bath room, 7x7 feet 6 inches. Attic stairs, and closets to all chambers. All pine finish. No plumbing, mantels, grates or heating.

Modifications: House can be enlarged by building another room on back of pantry for kitchen. Dining room side carried out in line with hall and partition between same and kitchen moved over in line with hall, and present kitchen, with a bay, would be library or sitting room. Rear stairs could be moved.

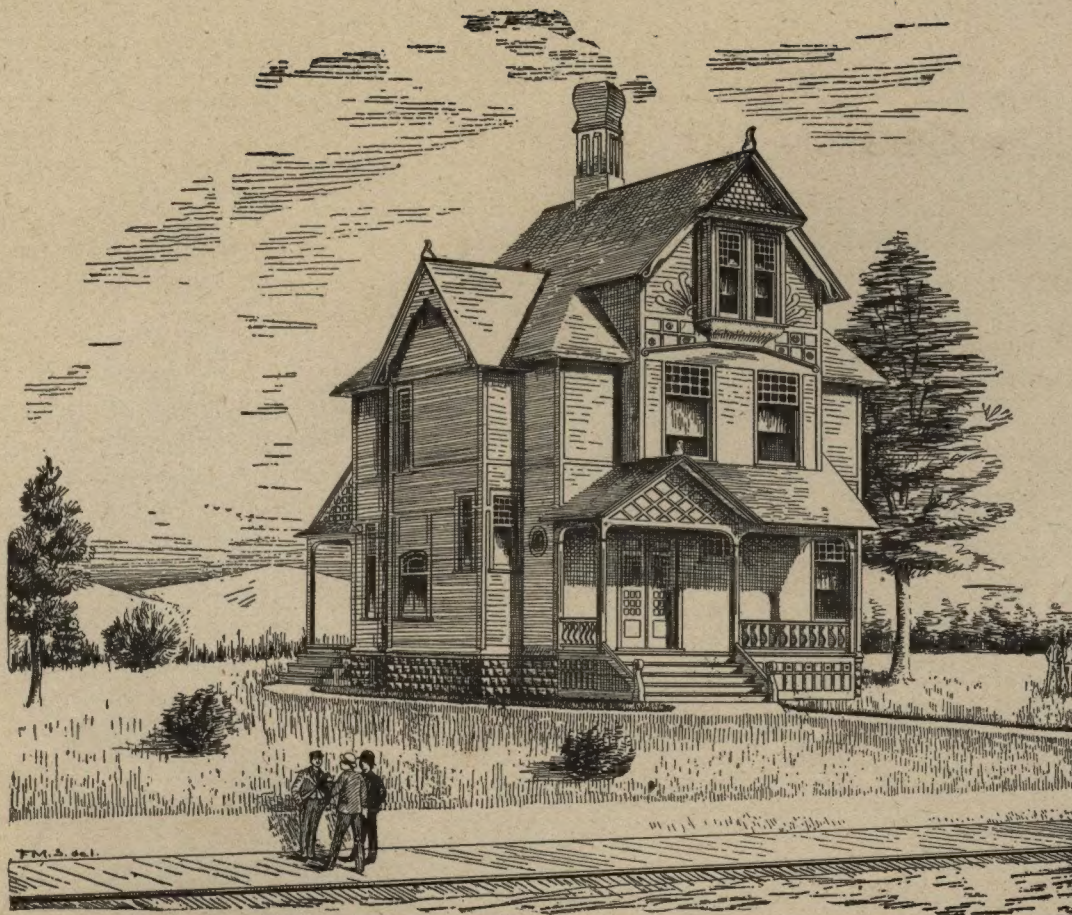
Estimate cost as here shown, \$2,200 to \$2,600.

See price list for cost of full plans, page 9.

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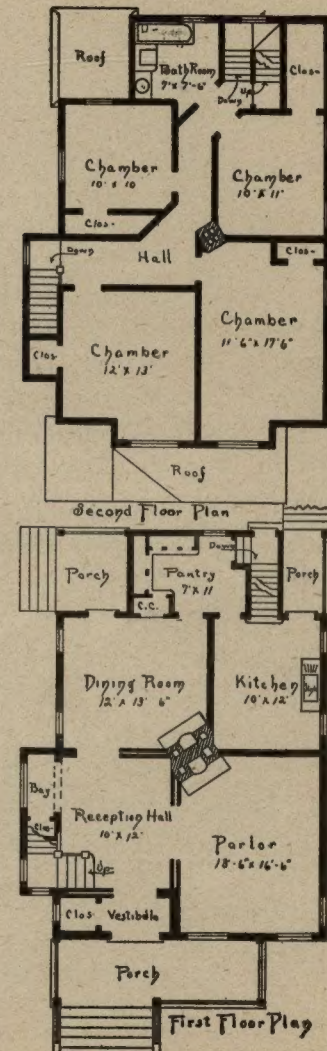
For changing shingles to clapboards on exterior of any design or reversing of plans, no extra charge will be made.





HOUSES AND COTTAGES.

DESIGN NO. 31.



D. S. HOPKINS, ARCHITECT.



